No.	Bearing	Distance
L1	N57°59'28"W	8.30'
L2	S63°27'08"E	8.25'
L3	S58°59'34"W	0.01'
L4	S59°58'17"E	24.27'
L5	N46°51'10"E	0.01'

No.	Bearing	Distance
	S21°30'59"W	10.21'

Command= 210-
Point#, Start#-End# or G#= 1-671

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-11-2025-----				16:19:46	----------	D:\BENCH FILES\BM13	
			SETHUB	1	4955.1081	5029.0475	
			SETHUB	2	4784.0845	5239.4982	TRA
			FDPINPSA	3	4932.9344	4979.9306	SS
			FNDNAIL	4	4865.8768	4959.8797	SS
			FNDIPIN	5	4855.8223	4956.8849	SS
			METLPOST	6	4872.3019	4895.8958	SS
			FNDIPIN	7	5021.2242	4932.1924	SS
			CRAMBND*	8	5000.0000	5000.0000	SS
			FNDIP**	9	4965.3340	5117.6493	SS
			POLE	10	4908.0182	5100.1835	SS
			FNDPK	11	4897.0275	5097.0765	SS
			CORFNC	12	4942.2556	5163.9164	SS
			CORHSE	13	4918.2619	5155.8110	SS
			CORHSE	14	4894.8997	5148.9944	SS
			CORHSE	15	4883.9814	5170.4124	SS
			SETSPK	16	4886.7099	5096.7514	SS
			SETSPK	17	4850.2274	5160.1982	SS
			SETSPK**	18	4821.3101	5251.2314	SS
			SETSPK**	19	4821.3127	5251.2198	SS
			SETSPK	20	4850.2304	5160.1794	SS
			SETSPK	21	4886.7037	5096.7205	SS
			ENDFNC**	22	4841.8045	5186.9012	SS
			FNDPINPS	23	4830.0805	5076.5869	SS
			CORFNC**	24	4794.6515	5152.8703	SS
			CORFNC**	25	4773.3642	5217.7910	SS
			BND/BND*	26	4580.6961	5172.8820	SS
			FDPINML	27	4529.6663	5157.7468	SS
			FNDIP	28	4982.1247	5300.4917	SS
			IPSPLYD	29	4914.2212	5284.9631	SS
			CLENDFC	30	4907.3062	5280.0724	SS
			CORHSE	31	4892.2556	5263.4445	SS
			CORHSE	32	4877.7025	5258.9623	SS
			CORHSE	33	4862.3151	5240.7108	SS
			CORCONC	34	4858.9853	5252.0181	SS
			CORCONC	35	4870.5790	5255.8142	SS
			origbnd?	36	4580.8740	5173.1420	SS
			ip	37	4982.1182	5300.5128	SS
			fndip	38	5121.1201	5342.9997	SS
			fndsbdh	39	5192.2793	5365.2638	SS

JOB #3 382RILEY [671]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-11-2025				16:19:46		D:\BENCH FILES\BM13	
			setrrspk	40	4904.0859	4971.3115	TRA
			corconc	41	5239.9729	5380.9875	SS
			dhkcbnd	42	5238.0164	5380.4092	SS
				50	5000.0000	5000.0000	
				51	4963.9757	5117.5854	TRA
				52	4914.5295	5278.9809	TRA
				53	4847.7632	5257.9509	TRA
				54	4780.9969	5236.9210	TRA
				55	4830.1238	5076.5676	TRA
				56	4865.8757	4959.8714	TRA
				57	4856.3698	4956.1412	TRA
				58	4872.5396	4894.8689	TRA
				59	4920.8854	4907.6236	TRA
				60	4904.0777	4971.3132	TRA
				61	4999.7526	5000.8134	TRA
				62	4897.0518	5097.0772	TRA
				63	4932.9349	4979.9433	TRA
				64	4865.8709	4959.8869	INT
				65	4856.1487	4956.9793	INT
				80	4912.9902	5295.2931	SS
				81	4917.6241	5279.5666	TRA
				100	5000.0000	5000.0000	
				101	4896.4958	5316.0849	TRA
				102	5592.3030	5595.5977	TRA
				103	5734.4673	5241.2083	INT
				104	4879.1062	5119.4617	TRA
				105	4761.9343	5236.3703	TRA
				106	4761.3838	5235.7895	INT
				107	4915.8914	5279.4143	INT
				200	5000.0000	5000.0000	
				201	4961.7215	4959.6198	TRA
			462046	202	4951.4020	4948.7336	TRA
				203	4973.2224	4925.8631	TRA
				204	4958.7206	4912.0899	TRA
				205	4780.9969	5236.9210	INT
				206	4580.4311	5173.7469	INT
				207	4580.6979	5173.8310	TRA
			kc40	300	4708.9430	5379.0460	
			kc44	301	3982.7750	5239.4170	
			kc385GB	302	4001.6530	5264.4830	
			kc388	303	3952.4480	5255.1400	
			kc45	304	4023.3390	4977.2470	
			kc386DH	305	3982.9410	5362.6570	
			kc386DH	306	3982.9406	5362.6669	TRA
			kc392	307	3984.6940	5085.1980	
			kc393	308	4005.4200	4977.4730	
			kccor@dh	309	3981.0710	5362.3520	
			kccor@GB	310	4001.0570	5264.3700	
				311	3981.0710	5362.3520	TRA
			setpk	400	4869.5022	4893.7690	INT
			concbnd*	401	4681.2849	4847.4204	SS
			ipin7	402	5021.1423	4932.2234	SS
			fndip*	403	4855.9852	4956.2332	SS
			ipin6	404	4855.8467	4956.9399	SS
			ipin23	405	4830.0805	5076.5869	SS
			setspk	406	4811.0519	5104.1503	SS
			endstfnc	407	4832.7399	5075.6713	SS
			corep	408	4850.1970	5006.0311	SS

JOB #3 382RILEY [671]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-11-2025				16:19:46		D:\BENCH FILES\BM13	
			corep	409	4830.0720	5000.0824	SS
			corep	410	4862.1395	4966.4570	SS
			cotfnc	411	4859.5849	4983.3718	SS
			<ep	412	4846.2452	4951.9100	SS
			epseam	413	4857.3238	4893.5699	SS
			corprch	414	4828.9665	5010.2682	SS
			corprch*	415	4816.0211	5051.8683	SS
			3hubfd2	416	4784.0403	5239.4605	TRA
			concbnd*	417	4630.5773	5016.0274	SS
			endwhfnc	418	4832.2661	5078.3267	SS
			ipin23	419	4830.1073	5076.5613	SS
			concbnd*	420	4763.1994	5057.3410	SS
			corhse	421	4788.4425	5043.5293	SS
			pole***	422	4752.0411	5099.0590	SS
			corfnc	423	4738.9618	5134.1680	SS
			anchor	424	4748.9430	5109.5137	SS
			corfnc	425	4794.5076	5152.7938	SS
			corhse*	426	4771.2756	5175.0898	SS
			corhse*	427	4740.6201	5165.0963	SS
			corwhfnc	428	4798.4972	5184.2422	SS
			ipss54	429	4780.9418	5236.8983	SS
			fnddh26*	430	4580.6676	5172.8605	SS
			corfnc	431	4711.6893	5220.4376	SS
			endfnc	432	4720.1965	5222.3380	SS
			cordeck	433	4726.6751	5208.8314	SS
			corhse	434	4730.1600	5197.2754	SS
			cordeck	435	4756.9512	5218.5841	SS
			corhse	436	4760.8895	5207.3079	SS
			corfnc	437	4773.2504	5217.5200	SS
			ip29	438	4914.1737	5284.9347	SS
				500	4780.9438	5237.0942	
				501	4830.0805	5076.5869	TRA
				502	4897.0143	5097.0776	TRA
				503	4963.9481	5117.5683	TRA
				504	5030.8819	5138.0590	TRA
				505	5097.8156	5158.5497	TRA
				506	5164.7494	5179.0404	TRA
				507	5241.9815	5202.6837	TRA
				508	4763.1467	5056.0963	TRA
				509	4696.2129	5035.6056	TRA
				510	4629.2791	5015.1149	TRA
				511	4580.6460	5173.9774	TRA
				512	4714.1801	5216.0560	TRA
				513	4647.4164	5195.0178	TRA
				514	5114.7624	5342.2851	TRA
				515	5190.4534	5366.1364	TRA
				516	5241.9669	5202.6607	TRA
				517	5241.3796	5200.7764	TRA
				518	5190.4754	5366.1617	TRA
				519	5279.5400	5083.5436	TRA
				520	5305.2766	5001.9042	TRA
				521	4475.1402	5140.7311	TRA
				522	4664.5992	4899.7402	TRA
				523	4543.1000	4863.4373	TRA
				524	4514.5355	4979.9880	TRA
				525	4554.3116	4817.6911	TRA
				526	4914.4713	5279.1706	TRA
				527	4999.9505	4999.9762	TRA

JOB #3 382RILEY [671]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
01-11-2025				16:19:46		D:\BENCH FILES\BM13	
				528	5020.7304	4932.1045	INT
				529	4798.7368	4939.8337	INT
				530	4816.4431	4881.9925	INT
				531	4951.3740	4985.4568	TRA
				532	4903.4107	4971.1206	TRA
				533	4855.4475	4956.7844	TRA
				534	4967.6540	4919.0848	TRA
				535	4919.0936	4907.1728	TRA
				536	4870.5333	4895.2609	TRA
				537	4724.8523	4859.5251	TRA
				538	4870.5333	4895.2609	TRA
				539	4676.2920	4847.6131	TRA
				540	4773.4126	4871.4370	TRA
				541	4865.8143	4959.8831	TRA
				542	4680.2591	4848.5863	INT
			calcor	600	4871.0930	4894.7823	TRA
			calcor	601	4817.0597	4881.2997	TRA
			cal529	602	4798.9503	4941.1257	TRA
			cal530	603	4816.6041	4881.1860	INT
			cal530	604	4817.3334	4881.3680	TRA
			cal515	605	5190.6354	5365.5531	TRA
			cal520	606	5165.5924	4984.4726	INT
			cal520	607	5306.1085	5001.5263	INT
			cal520	608	5306.1582	5001.5447	INT
			cal530	609	4817.3334	4881.3680	TRA
			cal536	610	4871.3667	4894.8506	TRA
			cal535	611	4919.8792	4906.9557	TRA
			calcor	612	4855.5034	4956.7864	TRA
			calcor	613	4799.3031	4939.9789	INT
			calcor	614	4763.6077	5056.3874	TRA
			calcor	615	4763.5026	5056.3555	INT
			calcor	616	4714.5331	5215.5401	INT
			calcor	617	4714.3145	5216.2507	TRA
				618	4861.6794	4892.3695	TRA
			row	619	4861.6640	4892.4296	INT
				620	4863.0057	4969.4676	TRA
			row	621	4843.4320	4963.6139	INT
			row	622	4820.5625	5073.6384	TRA
			row	623	4853.3606	4966.5832	INT
			row	624	4820.5111	5073.8060	INT
				625	5013.5730	5311.0427	INT
				626	4714.4774	5215.7213	INT
				627	4763.5026	5056.3555	INT
				628	4820.5545	5073.6644	INT
				629	4714.4774	5215.7213	INT
				630	4763.6654	5055.8261	TRA
				631	4630.9848	5014.7394	TRA
				632	4763.6352	5055.9244	INT
				633	4665.8768	4898.6536	TRA
				634	4665.4843	4899.9586	INT
				635	4629.8175	5014.3748	TRA
				636	4665.3630	4899.0693	TRA
				637	4799.3828	4939.7199	INT
				638	4763.6354	5055.9237	INT
				639	4951.4257	4985.4732	TRA
				640	4903.4646	4971.1298	TRA
				641	4855.5034	4956.7864	TRA
				642	4855.5156	4956.7460	TRA

JOB #3 382RILEY [671]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------01-11-2025-----				16:19:46	----------	D:\BENCH FILES\BM13	
				643	4862.9683	4969.4564	TRA
				644	4843.4537	4963.5372	INT
				645	4853.3721	4966.5457	INT
				646	4820.5735	5073.6024	INT

Point#, Start#-End# or G#= 4-

Printed from Internet for on 2/22/2011

089374
2001 NOV 21 PM 12:47
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

THIS IS A CONTRACTUAL TRANSFER, BUT NO CONSIDERATION HAS BEEN PAID, THE TRUST HAVING BEEN CREATED AND FUNDED FOR ESTATE PLANNING PURPOSES AS A TESTAMENTARY SUBSTITUTE; REV. 802.10 SUBJECT TO MINIMUM TRANSFER TAX

KNOW ALL PERSONS BY THESE PRESENTS, that I, Geraldine P. Flynn of Norwood, Norfolk County, Massachusetts

For consideration paid of NO DOLLARS

Grant to Geraldine P. Flynn, as Trustee of the Flynn Seabrook Realty Trust dated February 9, 2000 and recorded herewith, having a mailing address of 71 Richland Road, Norwood, MA 02062

with WARRANTY COVENANTS, all my right, title and interest in and to the following described real estate:

A certain lot or parcel of land, with the buildings thereon, situated in Seabrook, Rockingham County, New Hampshire, shown as Lot 30 on a plan entitled "Plan of 2nd Section 1920 Layout Seabrook Beach, Seabrook, N.H.," dated July 24, 1920, by John P. Titcomb, C.E., recorded with Rockingham County Registry of Deeds, in Plan Book 1, Page 152 (Plat 2, Page 11), and bounded and described as follows:

WESTERLY	by Lot 20 (47B) as shown on said plan, seventy (70) feet;
NORTHERLY	by Lot 29, as shown on said plan, one hundred sixty-seven and 96/100 (167.96) feet;
EASTERLY	by land now or formerly of Salisbury Beach Associates, seventy (70) feet; and
SOUTHERLY	by Lot 31, as shown on said plan, one hundred sixty-seven and 29/100 (167.29) feet;

Said premises are hereby conveyed subject to and with the benefit of rights, easements, restrictions, conditions and limitation of record, insofar as now in force and applicable.

Said premises are also conveyed subject to the right and easement as described in the deed of Elizabeth P. Nolan, Mary P. Thibeau and John B. Pickard to Helen P. DeGeorge, Geraldine P. Flynn and Greenleaf W. Pickard dated June 28, 1965, recorded in Rockingham County Registry of Deeds, Book 1776, Page 434.

Being the same premises described in deeds of Greenleaf W. Pickard to Helen P. DeGeorge and Geraldine P. Flynn dated February 23, 1988, recorded in Rockingham County Registry of Deeds, Book 2732, Page 1945, and dated September 22, 1994, recorded in Rockingham County Registry of Deeds, Book 3072, Page 20 and deed of Helen P. DeGeorge dated April 21, 1997 recorded in said Registry, Book 3398, Page 1095.

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I, Geraldine P. Flynn, release to said grantee all rights of homestead and other interests therein.

Signed this 9 day of February, 2000.

Geraldine P. Flynn

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. February 9, 2000

Then personally appeared the above named Geraldine P. Flynn and acknowledged the foregoing instrument to be her free act and deed, before me

Notary Public

My Commission Expires October [illegible] 2003

PATRICIA A. HARDY NOTARY PUBLIC COMMONWEALTH OF MASS

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. | DAY | YR. 112101 515780 AMOUNT $ 40.00
VOID IF ALTERED

Printed from Internet for on 10/16/2010

BK3398PG1095

0042332

JUN 11 10 03 AM '99

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That I, **HELEN P. DeGEORGE**, unmarried, of 142 Ocean Boulevard, Seabrook, Rockingham County, New Hampshire,

for consideration paid, grant to **HELEN P. DeGEORGE, Trustee of THE HELEN P. DeGEORGE REVOCABLE TRUST OF 1997**, under Indenture of Trust dated April 21st, 1997, of 142 Ocean Boulevard, Seabrook, Rockingham County, New Hampshire,

with **WARRANTY COVENANTS**, all my right, title and interest in and to the following described real estate:

A certain lot or parcel of land, with the buildings thereon, situated in Seabrook, Rockingham County, New Hampshire, New Hampshire, shown as Lot 30 on a plan entitled "Plan of 2nd Section 1920 Layout Seabrook Beach, Seabrook, N.H.," dated July 24, 1920, by John P. Titcomb, C.E., recorded with Rockingham County Registry of Deeds, in Plan Book 1, Page 152 (Plat 2, Page 11), and bounded and described as follows:

WESTERLY	by Lot 20 (47B) as shown on said plan, seventy (70) feet;
NORTHERLY	by Lot 29, as shown on said plan, one hundred sixty-seven and 96/100 (167.96) feet;
EASTERLY	by land now or formerly of Salisbury Beach Associates, seventy (70) feet; and
SOUTHERLY	by Lot 31, as shown on said plan, one hundred sixty-seven and 29/100 (167.29) feet;

Said premises are hereby conveyed subject to and with the benefit of rights, easements, restrictions, conditions and limitations of record, insofar as now in force and applicable.

Said premises are also conveyed subject to the right and easement as described in the deed of Elizabeth P. Nolan, Mary P. Thibeau and John B. Pickard to Helen P. DeGeorge, Geraldine P. Flynn and Greenleaf W. Pickard dated June 28, 1965, recorded in Rockingham County Registry of Deeds, Book 1776, Page 434.

Being the same premises described in deeds of Greenleaf W. Pickard to Helen P. DeGeorge and Geraldine P. Flynn dated February 23, 1988, recorded in Rockingham County Registry of Deeds, Book 2732, Page 1945, and dated September 22, 1994, recorded in Rockingham County Registry of Deeds, Book 3072, Page 20.

I, Helen P. DeGeorge, release to said grantee all rights of homestead and other interests therein.

Signed this 21st day of April, 1997.

Helen P. DeGeorge

STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY

On this the 21st day of April, 1997, personally appeared Helen P. DeGeorge, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained as her free act and deed.

Before me,

Charles A. Griffin, Notary Public
State of New Hampshire
My commission expires: April 6, 1999

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
XX THOUSAND XX HUNDRED AND 40 DOLLARS
MO. DAY YR. 061199 383467 AMOUNT $40.00
VOID IF ALTERED

Printed from Internet for on 10/1/2010

2009 JUL -1 PM 12: 10

032347

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

C/H
L-CHIP
ROA039138

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, I, **LISA D. DeGEORGE, SUCCESSOR TRUSTEE OF THE HELEN P. DeGEORGE REVOCABLE TRUST OF 1997**, dated April 21, 1997, currently of 43 Foster Circle, Enfield, County of Grafton and State of New Hampshire 03748,

for consideration paid, grants to **DIANNE D. KIEDAISCH**, currently of 373 Meadow Road, Portsmouth, County of Rockingham and State of New Hampshire 03801; **JANE D. MOORE,** currently of 50 Florence Street, Franklin, County of Norfolk and Commonwealth of Massachusetts 02038 and **MICHAEL DeGEORGE**, currently of 680 Jacobs Road, Montpelier, County of Washington and State of Vermont 05602 as Co-Trustees of The Helen P. DeGeorge Family Real Estate Trust dated April 1, 2008;

With Quitclaim Covenants:

All right, title and interest in and to the following described real estate:

A certain lot or parcel of land, with the buildings and improvements thereon, situated in Seabrook, Rockingham County, New Hampshire, shown as Lot 30 on a plan entitled "Plan of 2nd Section 1920 Layout Seabrook Beach, Seabrook, NH," dated July 24, 1920, by John P. Titcomb, C. E., recorded with Rockingham County Registry of Deeds in Plan Book 1, Page 152 (Plat 2, Page 11), and bounded and described as follows:

WESTERLY	by Lot 20 (47B) as shown on said plan, seventy (70) feet;
NORTHERLY	by Lot 29, as shown on said plan, one hundred sixty-seven and 96/100 (167.96) feet;
EASTERLY	by land now or formerly of Salisbury Beach Associates, Seventy (70) feet; and
SOUTHERLY	by Lot 31, as shown on said plan, one hundred sixty-seven and 29/100 (167.29) feet;

MAIL TO
DALEY & SWANSON, PLLC
P.O. BOX 358
NEWMARKET, NH
03857-0358

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Said premises are hereby conveyed subject to and with the benefit of rights, easements, restrictions, conditions and limitations of record, insofar as now in force and applicable.

Said premises are also conveyed subject to the right and easement as described in the deed of Elizabeth P. Nolan, Mary P. Thibeau and John B. Pickard to Helen P. DeGeorge, Geraldine P. Flynn and Greenleaf W. Pickard dated June 28, 1965, recorded in Rockingham County Registry of Deeds, Book 1776, Page 434.

Meaning and intending to describe and convey the same premises as conveyed in Warranty Deed from Helen P. DeGeorge, unmarried, to Helen P. DeGeorge, Trustee of The Helen P. DeGeorge Revocable Trust of 1997, dated April 21, 1997 and recorded in Book 3398, Page 1095 of the Rockingham County Registry of Deeds.

THIS IS A NON-CONTRACTUAL CONVEYANCE.

CERTIFICATE OF TRUSTEE

The undersigned Trustee is the current Successor Trustee under The Helen P. DeGeorge Revocable Trust of 1997 dated April 21, 1997, and as same may have been amended, and incidental thereto, said Trustee has full and absolute power pursuant to said Trust Agreement to convey and transfer any interest in real estate with any improvements thereon held in said Trust. The undersigned Trustee has full and absolute power in said Trust Agreement to execute any and all documents incidental to the conveyance of real estate. Pursuant to the above-referenced Trust Agreement, no purchaser or third party shall be bound to inquire whether the Trustee has the authority and power as set forth herein, or is properly exercising said authority and power.

Signed this 19 day of June, 2009.

Lisa D. DeGeorge, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON

Dated: June 19, 2009

Personally appeared before me, Lisa D. DeGeorge, Successor Trustee of The Helen P. DeGeorge Revocable Trust of 1997, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

Before me,

Notary Public:
My Commission Expires:

JESSICA KENNEDY, Notary Public
My Commission Expires September 22, 2009

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250

1776 434

QUITCLAIM DEED (INDIVIDUAL) 862

1776 434

We, ELIZABETH P. NOLAN, of Yardley, Pennsylvania, MARY P. THIBEAU, of Groton, Middlesex County, Massachusetts, and JOHN B. PICKARD of Gainesville, Florida,

Del Mr. McCleanor + Fish 75 Fed St Boston

being unmarried, for consideration paid, grant to HELEN P. DeGEORGE, of Newton, Middlesex County, Massachusetts, GERALDINE P. FLYNN, of Norwood, Norfolk County, Massachusetts, and GREENLEAF W. PICKARD, of Charcas, San Louis Potosi, Mexico, as tenants in common, in equal shares,

with quitclaim covenants

all our right, title and interest in and to the land, with the buildings thereon, situated in Seabrook, Rockingham County, New Hampshire, shown as Lot 30 on a plan entitled "Plan of 2nd Section 1920 Layout Seabrook Beach, Seabrook, N.H.," dated July 24, 1920, by John P. Titcomb, C.E., recorded with Rockingham County Registry of Deeds, in Plan Book 1, Page 152 (Plat 2, Page 11), and bounded and described as follows:

WESTERLY	by Lot 20 (47B) as shown on said plan, seventy (70) feet;
NORTHERLY	by Lot 29, as shown on said plan, one hundred sixty-seven and 96/100 (167.96) feet;
EASTERLY	by land now or formerly of Salisbury Beach Associates, seventy (70) feet; and
SOUTHERLY	by Lot 31, as shown on said plan, one hundred sixty-seven and 29/100 (167.29) feet;

Meaning and intending to convey, and hereby conveying, all our right, title and interest in and to Parcel 3 in the deed of Aaron Smith to Helen L. Pickard, dated November 20, 1950, recorded with said Rockingham Registry of Deeds in Book 1193, Page 6.

For title reference is made to said deed and to the estate of said Helen L. Pickard, Rockingham County Probate Case No. 45901.

Said premises are hereby conveyed subject to and with the benefit of rights, easements, restrictions, conditions and limitations of record, insofar as now in force and applicable.

Said premises are hereby conveyed subject to the right and easement, hereby reserved to the grantors as appurtenant to Lots 5, 20(47B) and the portion of Lot 4 owned by them, to pass and repass on foot in common with the grantees, their heirs and assigns, over a strip of land five (5) feet wide extending along the entire northerly boundary of the premises hereby conveyed; and said premises are hereby conveyed together with the right and easement to pass and repass on foot, in common with the grantors, their heirs and assigns, over strips of land five (5) feet wide extending along the entire northerly boundaries of said Lots 5 and 20, and over a connecting strip five (5) feet wide at the northeasterly corner of said Lot 20, and together with the right and easement to park vehicles, also in common with the grantors, their heirs and assigns, on so much of said Lot 5 and said portion of Lot 4 as lies within twenty (20) feet of the State Highway.

No United States revenue stamps are affixed hereto, none being required by law.

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

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249

1776 432

QUITCLAIM DEED (INDIVIDUAL) 882

1776 432

We, HELEN P. DeGEORGE, of Newton, Middlesex County, Massachusetts, GERALDINE P. FLYNN, of Norwood, Norfolk County, Massachusetts, and GREENLEAF W. PICKARD, of Charcas, San Louis Potosi, Mexico,

Del
M. McClennon
r Fish
75 Fed ST.
Boston

of

for consideration paid, grant to ELIZABETH P. NOLAN, of Yardley, Pennsylvania, MARY P. THIBEAU, of Groton, Middlesex County, Massachusetts, and JOHN B. PICKARD, of Gainesville, Florida, as tenants in common in equal shares,

with quitclaim covenants

See 2407-175

all our right, title and interest in and to the land, with the buildings thereon, situated in Seabrook, Rockingham County, New Hampshire, comprising Lot 5, Lot 20 (47B) and a portion of Lot 4, as shown on a plan entitled "Plan of 2nd Section 1920 Layout Seabrook Beach, Seabrook, N.H.", dated July 24, 1920, by John P. Titcomb, C.E., recorded with Rockingham County Registry of Deeds in Plan Book 1, Page 152 (Plat 2, Page 11), and bounded and described as follows:

WESTERLY	by the easterly line of a State Highway, about sixty (60) feet;
NORTHERLY	by Lot 6, as shown on said plan, sixty-three and 37/100 (63.37) feet;
WESTERLY	by the same, about ten (10) feet;
NORTHERLY	by Lot 19 (46B) as shown on said plan, one hundred twenty-two and 05/100 (122.05) feet;
EASTERLY	by Lot 30, as shown on said plan, seventy (70) feet; and
SOUTHERLY	by Lot 21 (48B) as shown on said plan, one hundred twenty-one and 59/100 (121.59) feet, and by the remaining portion of Lot 4 as shown on said plan, about sixty (60) feet;

Meaning and intending to convey, and hereby conveying, all our right, title and interest in and to Parcels 1, 2, and 4 in the deed of Aaron Smith to Helen L. Pickard dated November 20, 1950, recorded with said Rockingham Registry of Deeds in Book 1193, Page 6.

For title reference is made to said deed and to the estate of said Helen L. Pickard, Rockingham County Probate Case No. 45901.

Said premises are hereby conveyed subject to and with the benefit of rights, easements, restrictions, conditions and limitations of record insofar as now in force and applicable.

Said premises are hereby conveyed together with the right and easement to pass and repass on foot, in common with the grantors, their heirs and assigns, over a strip of land five (5) feet wide extending along the entire northerly boundary of said Lot 30; and said premises are hereby conveyed subject to the right and easement, hereby reserved to the grantors as appurtenant to said Lot 30, to pass and repass on foot, in common with the grantees, their heirs and assigns, over strips of land five (5) feet wide extending along the entire northerly boundaries of said Lots 5 and 20, and over a connecting strip five (5) feet wide at the northeasterly corner of said Lot 20, and subject to the right and easement to park vehicles, also in common with the grantees, their heirs and assigns, on so much of said Lot 5 and said portion of Lot 4 as lies within twenty (20) feet of the State Highway.

No United States revenue stamps are affixed hereto, none being required by law.

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

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Del. to Natter, McClennen & Fish.

1193 006

KNOW ALL MEN BY THESE PRESENTS that I, Aaron Smith, being unmarried, of Boston, in the County of Suffolk and Commonwealth of Massachusetts, in consideration of the sum of one dollar and other valuable considerations to me paid by Helen L. Pickard, wife of Greenleaf W. Pickard, of Seabrook, in the County of Rockingham and State of New Hampshire, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Helen L. Pickard the following four certain parcels of real estate, with the buildings thereon, situated in said Seabrook:

Parcel 1: Lot No. 47 on the "New Plan", so called, entitled "Seabrook Beach - Property of Granite State Land Company - Seabrook N. H. - Scale 100 feet = 1 inch - March 1904" and recorded with Rockingham County Records, Book 620, Page 481, but subject, nevertheless, to the conditions, restrictions and limitations set forth and contained in the deed to Annie P. George from the Granite State Land Company, dated September 14, 1906, and recorded with said Records, Book 621, Page 102, and also subject to all the rights and privileges of said Granite State Land Company, its successors and assigns, as therein set forth, insofar as any or all of the same may now be in force and applicable.

Parcel 2: Lot 5 on "Plan of 2nd. Section 1920 Layout Seabrook Beach, Seabrook, N. H." dated July 24, 1920, by John P. Titcomb, C. E., recorded with said Records in Plan Book 1, Page 152, and bounded as follows:

NORTHERLY by Lot 6 in said Section, sixty-three and 37/100 (63.37) feet;

EASTERLY by Lot 20 in said Section, fifty and 06/100 (50.06) feet;

SOUTHERLY by Lot 4 in said Section, sixty and 87/100 (60.87) feet; and

WESTERLY by the Easterly line of the State Highway, fifty (50) feet.

Parcel 3: Lot 30 on said last-mentioned plan, bounded as follows:

NORTHERLY by Lot 29 in said Section, one hundred sixty-seven and 86/100 (167.86) feet;

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EASTERLY by land now or formerly of Salisbury Beach Associates, seventy (70) feet;

SOUTHERLY by Lot 31 in said Section, one hundred sixty-seven and 29/100 (167.29) feet; and

WESTERLY by Lot 20 in said Section, seventy (70) feet.

This conveyance of said Parcels 2 and 3 is made subject to rights of way, if any exist, over any part of said Parcels 2 and 3 and subject also to, and with the benefit of, the restrictions set forth and contained in the deed to Greenleaf W. Pickard from the Salisbury Beach Associates dated July 30, 1920, and recorded with said Records, Book 746, Page 103, insofar as the same may now be in force and applicable, and together with the right of way therein set forth.

Parcel 4: A small portion of Lot 4 on said last-mentioned Plan bounded as follows:

NORTHERLY by land of the grantor, being Parcel 2 hereinabove described, sixty and 87/100 (60.87) feet;

EASTERLY by land now or formerly of Greenleaf W. Pickard;

SOUTHERLY by land conveyed by the Salisbury Beach Associates to William G. Dodge; and

WESTERLY by the Easterly line of the State Highway.

Being the portion of said Lot 4 which was not included in said deed from the Salisbury Beach Associates to William G. Dodge.

The Southerly boundary is a continuation of the Southerly boundary line of Lot 20 in said Section now or formerly belonging to Greenleaf W. Pickard continued in a straight line Westerly to the State Highway.

This conveyance of said small portion of said Lot 4 is made subject to the restriction set forth and contained in the deed to Greenleaf W. Pickard from the Trustees of the Salisbury Beach Associates dated October 26, 1921, duly recorded with Rockingham County Records, insofar as the same may now be in force and applicable.

For title to said Parcels 1, 2, 3 and 4, reference is made to deed of said Greenleaf W. Pickard to the grantor of even delivery and record herewith.

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1193 008

TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Helen L. Pickard and her heirs and assigns, to their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and her heirs and assigns that I am lawfully seized in fee simple of the granted premises; that they are free from all encumbrances, except as aforesaid; that I have good title to sell and convey the same; and that I will and my heirs, executors, and administrators, shall warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

And I do release to the grantee all rights of homestead secured to me, by Chapter 260 of the Revised Laws of New Hampshire or any amendments thereto, and all other rights and interests therein.

The consideration for this deed being less than $100., no revenue stamps are affixed hereto.

IN WITNESS WHEREOF I, the said Aaron Smith, have hereunto set my hand and seal this twentieth day of November, 1950.

In the presence of:

Lydia B. Zimmermann

Aaron Smith

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk , ss. November 20, 1950

Then personally appeared the above-named Aaron Smith and acknowledged the foregoing instrument to be his free and voluntary act and deed, before me.

Charles B. Newhall

Charles B. Newhall, Notary Public

My commission expires April 25, 1956

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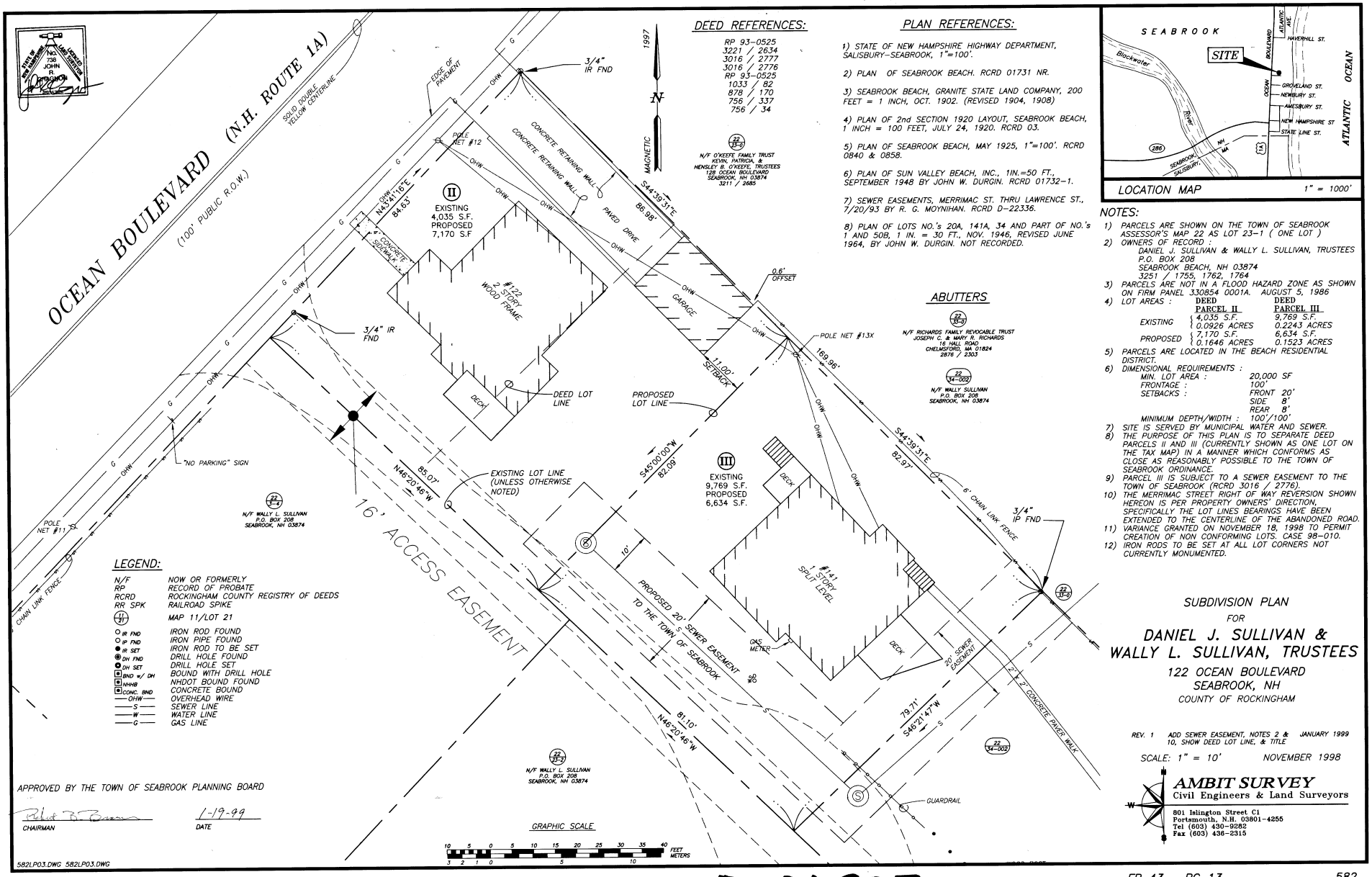
Jan 21 9 09 AM '99 0004802



LOCATION MAP 1" = 1000'

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
(11/21)	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
● IR SET	IRON ROD TO BE SET
◉ DH FND	DRILL HOLE FOUND
● DH SET	DRILL HOLE SET
▣ BND w/ DH	BOUND WITH DRILL HOLE
▣ NHHB	NHDOT BOUND FOUND
▣ CONC. BND	CONCRETE BOUND
—OHW—	OVERHEAD WIRE
—S—	SEWER LINE
—W—	WATER LINE
—G—	GAS LINE

NOTES:

1) PARCELS ARE SHOWN ON THE TOWN OF SEABROOK ASSESSOR'S MAP 22 AS LOT 23-1 (ONE LOT)
2) OWNERS OF RECORD :
   DANIEL J. SULLIVAN & WALLY L. SULLIVAN, TRUSTEES
   P.O. BOX 208
   SEABROOK BEACH, NH 03874
   3251 / 1755, 1762, 1764
3) PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 330854 0001A. AUGUST 5, 1986
4) LOT AREAS :

		DEED PARCEL II	DEED PARCEL III
EXISTING		4,035 S.F.	9,769 S.F.
		0.0926 ACRES	0.2243 ACRES
PROPOSED		7,170 S.F.	6,634 S.F.
		0.1646 ACRES	0.1523 ACRES

5) PARCELS ARE LOCATED IN THE BEACH RESIDENTIAL DISTRICT.
6) DIMENSIONAL REQUIREMENTS :

MIN. LOT AREA :	20,000 SF
FRONTAGE :	100'
SETBACKS :	FRONT 20'
	SIDE 8'
	REAR 8'
MINIMUM DEPTH/WIDTH :	100'/100'

7) SITE IS SERVED BY MUNICIPAL WATER AND SEWER.
8) THE PURPOSE OF THIS PLAN IS TO SEPARATE DEED PARCELS II AND III (CURRENTLY SHOWN AS ONE LOT ON THE TAX MAP) IN A MANNER WHICH CONFORMS AS CLOSE AS REASONABLY POSSIBLE TO THE TOWN OF SEABROOK ORDINANCE.
9) PARCEL III IS SUBJECT TO A SEWER EASEMENT TO THE TOWN OF SEABROOK (RCRD 3016 / 2776).
10) THE MERRIMAC STREET RIGHT OF WAY REVERSION SHOWN HEREON IS PER PROPERTY OWNERS' DIRECTION, SPECIFICALLY THE LOT LINES BEARINGS HAVE BEEN EXTENDED TO THE CENTERLINE OF THE ABANDONED ROAD.
11) VARIANCE GRANTED ON NOVEMBER 18, 1998 TO PERMIT CREATION OF NON CONFORMING LOTS. CASE 98-010.
12) IRON RODS TO BE SET AT ALL LOT CORNERS NOT CURRENTLY MONUMENTED.

APPROVED BY THE TOWN OF SEABROOK PLANNING BOARD

CHAIRMAN

1-19-99
DATE

SUBDIVISION PLAN
FOR
DANIEL J. SULLIVAN &
WALLY L. SULLIVAN, TRUSTEES
122 OCEAN BOULEVARD
SEABROOK, NH
COUNTY OF ROCKINGHAM

REV. 1 ADD SEWER EASEMENT, NOTES 2 & 10, SHOW DEED LOT LINE, & TITLE JANUARY 1999

SCALE: 1" = 10' NOVEMBER 1998

AMBIT SURVEY
Civil Engineers & Land Surveyors
801 Islington Street C1
Portsmouth, N.H. 03801-4255
Tel (603) 430-9282
Fax (603) 436-2315

D-26907

FB 43 PG 13 582

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JAN 19 4 04 PM '71
RECD ROCKINGHAM COUNTY
REGISTRY OF DEEDS

PLAN OF LAND IN SEABROOK, N.H. AS DRAWN FOR GEORGE W. HAMBLET EST.

SCALE 1"=30' APRIL 1967

EDWARD N. HERBERT
SURVEYOR
WINDHAM, N.H.

THE STATE OF NEW HAMPSHIRE
EDWARD N. HERBERT
REGISTERED LAND SURVEYOR

OCEAN BOULEVARD (RTE. 1A)

N 17-00E 152.82'

STONE BOUND — 70.11' — IRON PIPE — IRON PIPE

N69-41W 100.03'

4
15,960 Sq. Ft.

S69-12E 109.83'

S 20-41W 151.65'

S69-41E 100.00'

3
15,123 Sq. Ft.

N69-12W 100.00'

MILDRED WELLS

STONE BOUND

N 20-41E 150.81'

S69-12E 20.0'

S 20-41W 75.64'

2
14,415 Sq. Ft.

1
11,400 Sq. Ft.

GAR.

N69-41W 172.00'

S69-41E 152.00'

N69-12W 152.01'

COTT.

COTT.

HAVERHILL STREET

ATLANTIC AVE.

70.0' — IRON PIPE — 75.00' — 74.36' — IRON PIPE

S 20-41W N 20-41E

BEACH COMM. INC.

ATLANTIC OCEAN

#C-2130

Printed from Internet for on 10/1/2010

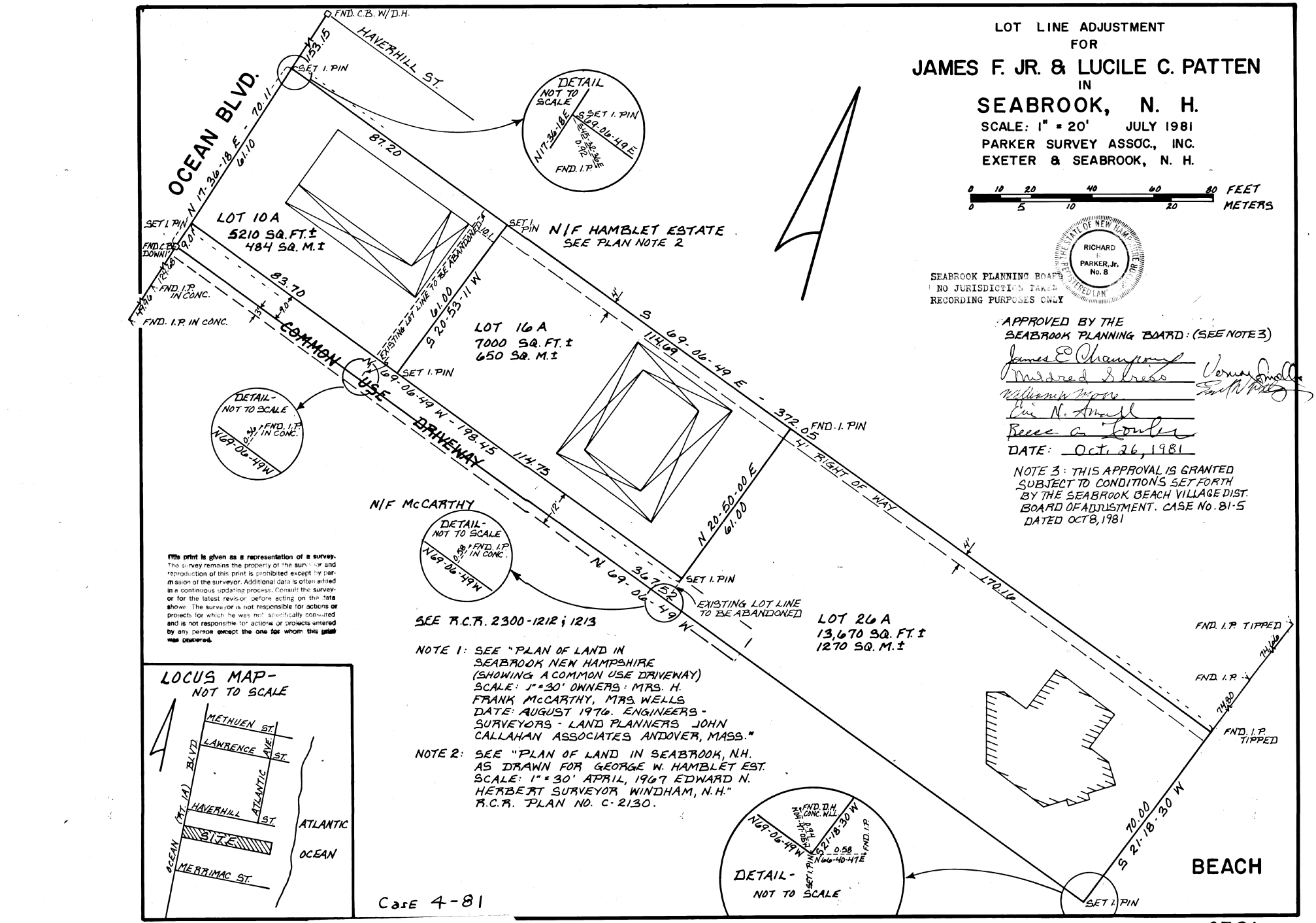
Nov 25 3 27 PM '81

25672

LOT LINE ADJUSTMENT
FOR
JAMES F. JR. & LUCILE C. PATTEN
IN
SEABROOK, N. H.

SCALE: 1" = 20' JULY 1981
PARKER SURVEY ASSOC., INC.
EXETER & SEABROOK, N. H.

0 10 20 40 60 80 FEET
0 5 10 20 METERS



RICHARD K. PARKER, Jr. No. 8 — THE STATE OF NEW HAMPSHIRE — REGISTERED LAND SURVEYOR

SEABROOK PLANNING BOARD
NO JURISDICTION TAKEN
RECORDING PURPOSES ONLY

APPROVED BY THE
SEABROOK PLANNING BOARD: (SEE NOTE 3)

James E Champoux
Mildred S Cross
William Moore
Eli N. Ansell
Reece A Fowler
Vernon Small
Earl N Pettis

DATE: Oct. 26, 1981

NOTE 3: THIS APPROVAL IS GRANTED SUBJECT TO CONDITIONS SET FORTH BY THE SEABROOK BEACH VILLAGE DIST. BOARD OF ADJUSTMENT. CASE NO. 81-5 DATED OCT 8, 1981

This print is given as a representation of a survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additional data is often added in a continuous updating process. Consult the surveyor for the latest revision before acting on the data shown. The surveyor is not responsible for actions or projects for which he was not specifically consulted and is not responsible for actions or projects entered by any person except the one for whom this print was prepared.

LOCUS MAP- NOT TO SCALE

SEE R.C.R. 2300-1212; 1213

NOTE 1: SEE "PLAN OF LAND IN SEABROOK NEW HAMPSHIRE (SHOWING A COMMON USE DRIVEWAY) SCALE: 1"=30' OWNERS: MRS. H. FRANK McCARTHY, MRS. WELLS DATE: AUGUST 1976. ENGINEERS - SURVEYORS - LAND PLANNERS JOHN CALLAHAN ASSOCIATES ANDOVER, MASS."

NOTE 2: SEE "PLAN OF LAND IN SEABROOK, N.H. AS DRAWN FOR GEORGE W. HAMBLET EST. SCALE: 1" = 30' APRIL, 1967 EDWARD N. HERBERT SURVEYOR WINDHAM, N.H." R.C.R. PLAN NO. C-2130.

Case 4-81

C-10512

Bernardin & Bernardin

3521

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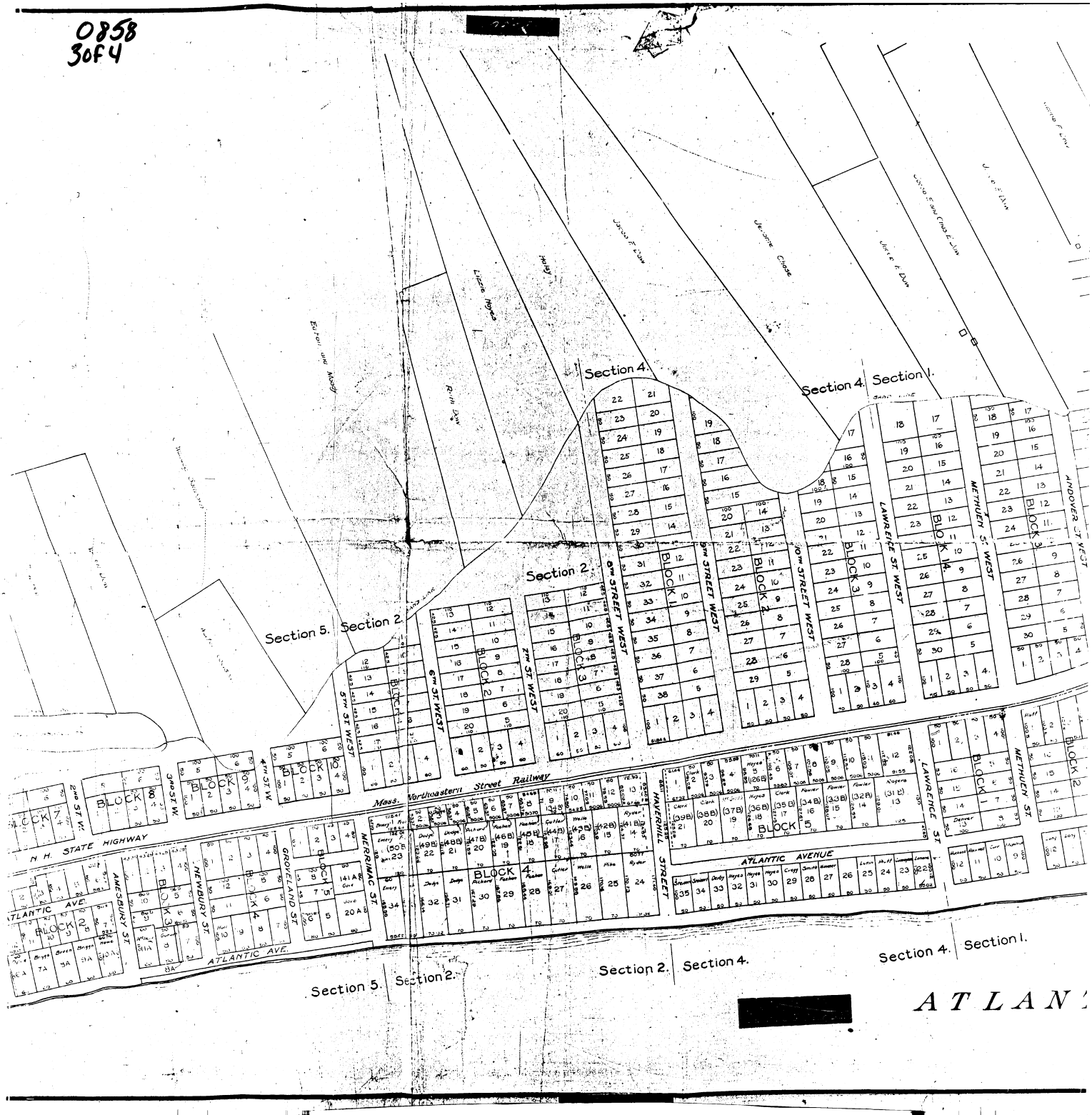
0858
3 OF 4



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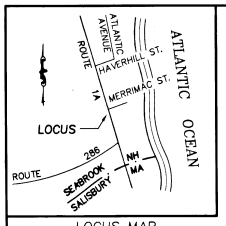


LOCUS MAP
N.T.S.

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

BASIS OF BEARINGS

D-26907 "SUBDIVISION PLAN & LOT LINE ADJUSTMENT PLAN FOR DANIEL J. SULLIVAN & WALLY L. SULLIVAN REVOCABLE TRUSTS 122 OCEAN BOULEVARD SEABROOK, NH" SCALE: 1"=30' JANUARY 2001 BY: AMBIT ENGINEERING, INC.

PLAN REFERENCES

NOT RECORDED "SUBDIVISION PLAN DANIEL J. SULLIVAN & WALLY L. SULLIVAN, TRUSTEES 122 OCEAN BOULEVARD SEABROOK, NH SCALE: 1"=10' NOVEMBER 1998 REV 1 JANUARY 1999 BY: AMBIT SURVEY

D-26907 "SUBDIVISION PLAN & LOT LINE ADJUSTMENT PLAN FOR DANIEL J. SULLIVAN & WALLY L. SULLIVAN REVOCABLE TRUSTS 122 OCEAN BOULEVARD SEABROOK, NH" SCALE: 1"=30' JANUARY 2001 BY: AMBIT ENGINEERING, INC.

DEED REFERENCES

(22/20) N/F WALLY L. SULLIVAN REVOCABLE TRUST, DANIEL J. SULLIVAN REVOCABLE TRUST, P.O. BOX 208 SEABROOK, NH 03874, BK. 3251 PG. 1762

(22/23-1) N/F WALLY L. SULLIVAN REVOCABLE TRUST, DANIEL J. SULLIVAN REVOCABLE TRUST, P.O. BOX 208 SEABROOK, NH 03874, BK. 3251 PG. 1755

(22/23-2) N/F WALLY L. SULLIVAN REVOCABLE TRUST, DANIEL J. SULLIVAN REVOCABLE TRUST, P.O. BOX 208 SEABROOK, NH 03874, BK. 3251 PG. 1762

(22/23-3) N/F WALLY L. SULLIVAN REVOCABLE TRUST, DANIEL J. SULLIVAN REVOCABLE TRUST, P.O. BOX 208 SEABROOK, NH 03874, BK. 3251 PG. 1764

(22/23-4) N/F WALLY L. SULLIVAN REVOCABLE TRUST, DANIEL J. SULLIVAN REVOCABLE TRUST, P.O. BOX 208 SEABROOK, NH 03874, BK. 3251 PG. 1764

(22/34-002) N/F WALLY L. SULLIVAN REVOCABLE TRUST, DANIEL J. SULLIVAN REVOCABLE TRUST, P.O. BOX 208 SEABROOK, NH 03874, BK. 3251 PG. 1755

(22/141) N/F WALLY L. SULLIVAN REVOCABLE TRUST, DANIEL J. SULLIVAN REVOCABLE TRUST, P.O. BOX 208 SEABROOK, NH 03874, BK. 3251 PG. 1762

TOWN OF SEABROOK
PLANNING BOARD APPROVAL

Robert D. Brown Chr

1/3/03
DATE

TOWN OF SEABROOK
BOARD OF SELECTMEN APPROVAL

1-8-03
DATE

SEE VARIANCES GRANTED ON DEC. 16, 2002.
CASE # 2002 28
CASE # 2002 29
CASE # 2002 30
CASE # 2002 31
CASE # 2002 32
CASE # 2002 33

ALL EXISTING AND PROPOSED DWELLINGS ON THE LOTS SHOWN SHALL BE LIMITED TO SINGLE-FAMILY HOMES AND CONSTRUCTION MUST ADHERE TO CONDITIONS SET FORTH IN N.H.D.E.S. APPROVAL.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA SEE FIRM COMMUNITY PANEL # 330854 001A EFFECTIVE DATE: AUGUST 5, 1986.

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN AUGUST AND SEPTEMBER 2002.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.

HENRY H. BOYLAN, LICENSED LAND SURVEYOR, NO. 804, STATE OF NEW HAMPSHIRE

01-03-2003
LICENSED LAND SURVEYOR DATE

N/F GAIL S. MCDONALD-YOUNG
411 OCEAN BLVD. SEABROOK, NH 03874
BK. 3747 PG. 1136

N/F SALTMARSH REALTY TRUST
ALBERT P. JR. & KATHLEEN A. MANZI (TRUSTEES)
P.O. BOX 486 NORTH ANDOVER, MA 01845
BK.3772 PG.730

N/F OKEEFE FAMILY TRUST
KEVIN, PATRICIA, & HENSLEY B. OKEEFE (TRUSTEES)
128 OCEAN BLVD. SEABROOK, NH 03874
BK.3211 PG.2686

N/F KATHERINE LEMAY & ELLEN MAGLARAS
55 DINSMORE ST. LOWELL, MA 01852
BK.3564 PG.796

N/F LEONARD D. II & BERNADETTE BODDY
11 GROVELAND SEABROOK, NH 03874
BK.3210 PG.2287

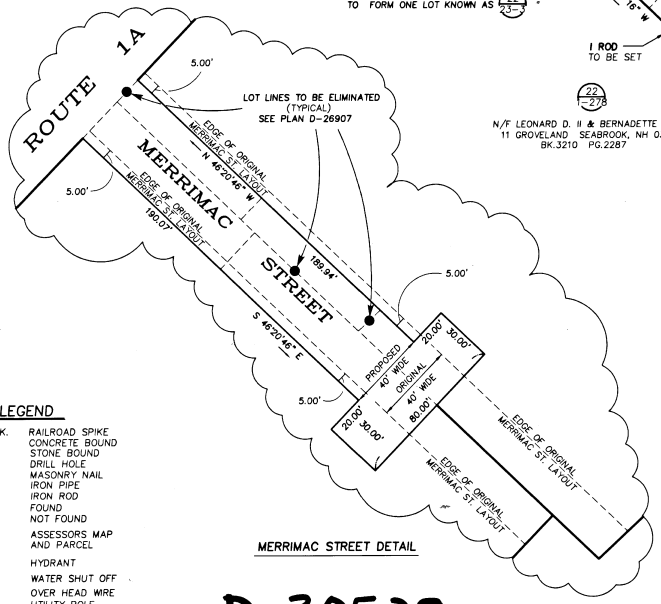
N/F ROLAND A. LAPORTE TRUST OF 1993
ROLAND A. LAPORTE (TRUSTEE)
P.O. BOX 1078 SEABROOK, NH 03874
BK.3013 PG.1375

ROUTE 1A (100' PUBLIC) BOULEVARD OCEAN

MERRIMAC STREET (TO BE PUBLIC) 40' WIDE

ATLANTIC AVENUE

D.H.C.B. FND.
I ROD FND. (HELD FOR ALIGNMENT)
SURVEY TIE 65.27' N42°00'04"E
D.H.S.B. TO BE SET
I ROD TO BE SET
D.H.S.B. FND.
#122 EXISTING DWELLING
#141 EXISTING DWELLING
DECK
GRAVEL
OHW
EDGE OF PAVEMENT (TYPICAL)
EDGE OF EXISTING GRAVEL ROAD
PROPOSED SEWER EASEMENT
I.P. FND.
LOT LINE TO BE ELIMINATED
UNNAMED PAPER STREET TO BE ABANDONED SEE SECTMEN APPROVAL ABOVE RIGHT
* LOTS (22/23-3) & (22/23-4) ARE TO BE MERGED TO FORM ONE LOT KNOWN AS (22/23-5)
5,891 S.F. 0.14 ACRES
5,415 S.F. 0.12 ACRES
7,081 S.F. 0.16 ACRES
7,077 S.F. 0.16 ACRES
11,441 S.F. 0.26 ACRES
9,607 S.F. 0.22 ACRES
40' WIDE EASEMENT TO THE TOWN OF SEABROOK FOR PEDESTRIAN ACCESS TO THE BEACH
EDGE OF EASEMENT
C. WIRE



MERRIMAC STREET DETAIL

D-30529

LEGEND

◉ R.R. SPK.	RAILROAD SPIKE
C.B.	CONCRETE BOUND
■ S.B.	STONE BOUND
◉ D.H.	DRILL HOLE
PK	MASONRY NAIL
O I.P.	IRON PIPE
● I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
(0/00)	ASSESSORS MAP AND PARCEL
	HYDRANT
	WATER SHUT OFF
---OHW	OVER HEAD WIRE
	UTILITY POLE
	SEWER MAN HOLE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT.

ZONING DISTRICT
BEACH RESIDENTIAL

MINIMUM REQUIREMENTS

AREA	20,000 S.F.
FRONTAGE	100'

BUILDING SETBACKS

FRONT	20'
SIDE	8'

NO.	DATE	DESCRIPTION	BY
4	1/3/03	REVISE SINGLE-FAMILY NOTE	H.H.B.
3	12/17/02	ADD VARIANCE CASE #'S	H.H.B.
2	11/5/02	REVISE RIGHT OF WAY	H.H.B.
1	10/4/02	SELECTMEN APPROVAL BLOCK	H.H.B.

PLAT OF LAND
IN
SEABROOK, NH

SHOWING
A REVISED SUBDIVISION
AT
ROUTE 1A & MERRIMAC STREET
(ASSESSORS MAP 22 LOTS 20, 23-1, 23-2, 23-3, 23-4, 34-002, & 141)

RECORD OWNER
DANIEL J. & WALLY L. SULLIVAN REVOCABLE TRUSTS
122 OCEAN BLVD. SEABROOK, NH 03874

MILLENNIUM ENGINEERING, INC.
ENGINEERS AND LAND SURVEYORS
62 ELM ST. SALISBURY, MA 01952

SCALE: 1"=30' | CALC. BY: H.H.B. | PROJECT # 221121
DATE: SEPT. 06, 2002 | CHKD. BY: N.H.B.

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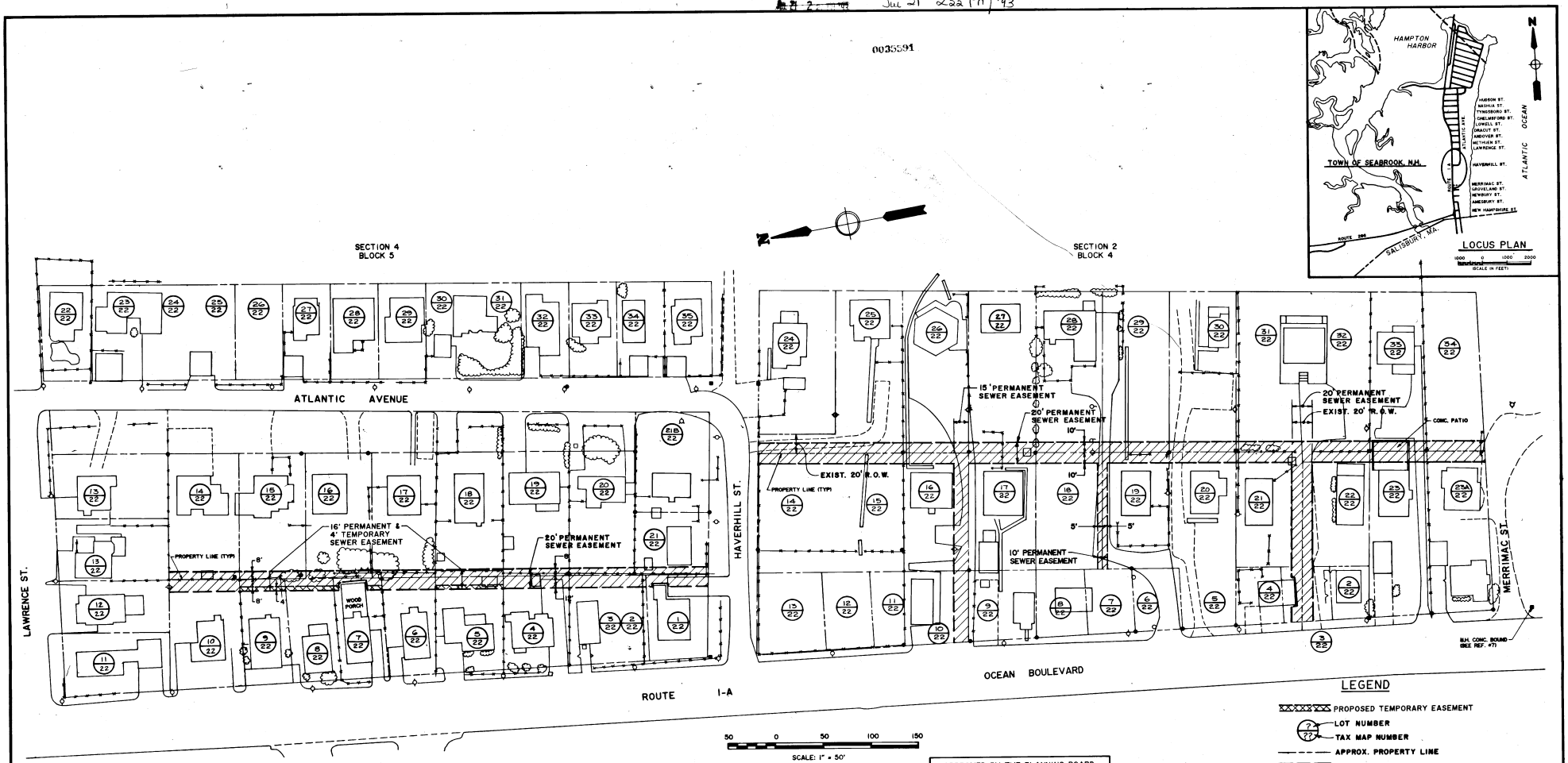
Jul 21 2 22 PM '93

0035591



NOTES

1. PLAN REFLECTS APPROXIMATE PROPERTY LINE LOCATIONS AS ESTABLISHED BY ORIGINAL SUBDIVISION PLANS, CURRENT DEEDS, STATE OF N.H. R.O.W. PLANS & AERIAL PHOTOGRAPHY PLANS.
2. PURPOSE / INTENT OF THIS PLAN IS NOT TO LOCATE ACTUAL PROPERTY LINES, BUT TO DELINEATE THE LOCATION OF EASEMENTS WITH RESPECT TO PROPERTY LINES
3. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES WERE PLOTTED FROM FIELD OBSERVATIONS, AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. JONES & BEACH, STEARNS & WHELER AND BOB MOYNIHAN OR ANY OF THEIR EMPLOYEES TAKES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE TOWN AND THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK.
4. THIS PLAN SUPERSEDES R.C.R.D. # D-21953

PLAN REFERENCES

1. R.C.R.D. C-6528 "PLAN OF LAND IN SEABROOK, NEW HAMPSHIRE" AUGUST 1976 BY JOHN CALLAHAN ASSOCIATES. SCALE: 1" = 30'
2. R.C.R.D. 0840 "PLAN OF SEABROOK BEACH IN SEABROOK, NEW HAMPSHIRE" MAY 1925 BY JOHN TITCOMB ASSOCIATES.
3. R.C.R.D. C-10512 "LOT LINE ADJUSTMENT FOR JAMES F., JR. & LUCILE C. PATTERN IN SEABROOK, NEW HAMPSHIRE" JULY 1981 BY PARKER SURVEY ASSOC., INC. SCALE: 1" = 20'
4. R.C.R.D. C-2130 "PLAN OF LAND IN SEABROOK, NEW HAMPSHIRE FOR GEORGE W. HAMBLET EST." APRIL 1967 BY EDWARD HERBERT SCALE 1" = 30'
5. R.C.R.D. 01866 "LAND OF ANNA M. ADAMS IN BLOCK 5 OF SECTION 4 SEABROOK, N.H." SEPT. 1951 BY LEAVITT CRAM. SCALE: 1" = 20'
6. R.C.R.D. 01865 "LAND OF J. RODNEY & MAUDE R. BALL IN BLOCK 5 OF SECTION 4 SEABROOK, N.H." AUG. 1951 BY LEAVITT CRAM. SCALE: 1" = 20'
7. "STATE OF N.H. HIGHWAY DEPARTMENT" FILE #31142 SHEETS 1-3 OCEAN BOULEVARD ROUTE NO. #1A SCALE: 1" = 100'

D-22336

APPROVED BY THE PLANNING BOARD
TOWN OF SEABROOK, N.H.
(FOR INFORMATION ONLY)
DATE: 7-20-93

LEGEND

- PROPOSED TEMPORARY EASEMENT
- LOT NUMBER
- TAX MAP NUMBER
- APPROX. PROPERTY LINE
- PROPOSED PERMANENT EASEMENT
- I.P. FOUND
- CONC. BOUND FOUND
- FENCE LINE

R.G. MOYNIHAN
CIVIL ENGINEER AND SURVEYOR
DATE: 07/20/93

STATE OF NEW HAMPSHIRE — No. 309 — ROBERT G. MOYNIHAN — REGISTERED LAND SURVEYOR — SIGNATURE

NO.	DESCRIPTION	DRAWN	DATE	CHECKED	DESIGNER	APPROVED	DATE
2	REVISED BLOCK 5, LOTS 5,7,8 & 9	WM	7/93	RBJ	BHJ	RGM	
1	GENERAL REVISIONS	WM	9/15	RBJ	JAH	RGM	
0	ISSUED FOR APPROVAL	WM	8/12	RBJ	JAH	RGM	

PROJECT SUPERVISOR — APPROVED

TOWN OF SEABROOK, NEW HAMPSHIRE
SANITARY SEWER CONSTRUCTION

SEWER EASEMENTS

MERRIMAC ST. THRU LAWRENCE ST.

Jones & Beach / Stearns & Wheler
JOINT VENTURE — CONSULTING ENGINEERS
STRATHAM, NEW HAMPSHIRE

JOB NO. 1444/8704 | CONTRACT NO. VII | SHEET 7B OF

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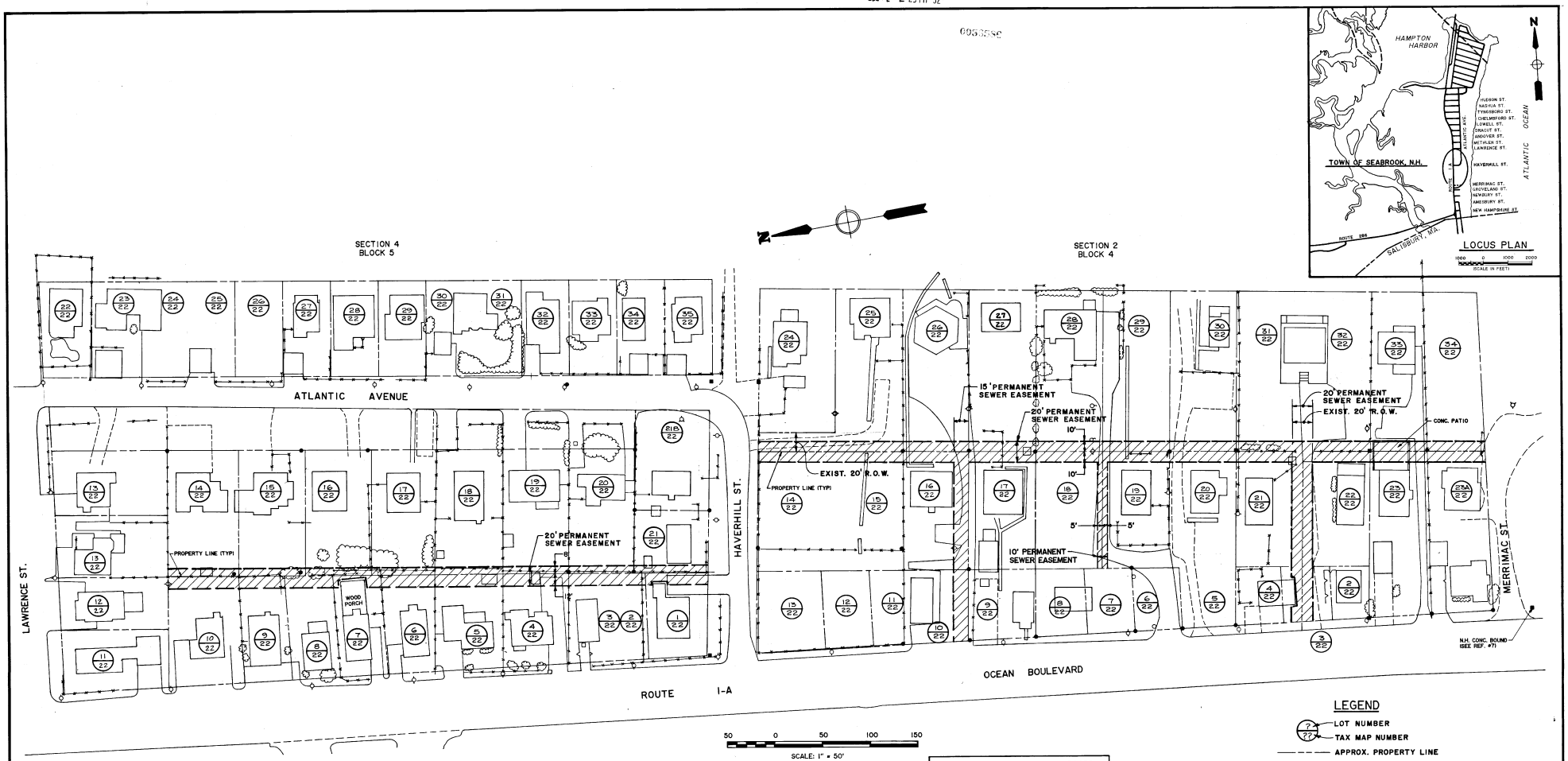
Dec 2 2 23 PM '92



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D-21953

LEGEND

- LOT NUMBER
- TAX MAP NUMBER
- APPROX. PROPERTY LINE
- PROPOSED PERMANENT EASEMENT
- I.P. FOUND
- CONC. BOUND FOUND
- FENCE LINE

APPROVED BY THE PLANNING BOARD
TOWN OF SEABROOK, N.H.
(FOR INFORMATION ONLY)
DATE: 12/1/92

R.G. MOYNIHAN
CIVIL ENGINEER AND SURVEYOR
DATE: 11/30/92

STATE OF NEW HAMPSHIRE — NO. 309 — ROBERT G. MOYNIHAN — LAND SURVEYOR

1	GENERAL REVISIONS				RGM	
	WM	9/15	RBJ	JAH		
0	ISSUED FOR APPROVAL				RGM	
	WM	8/12	RBJ	JAH		
ISSUE NO.	DRAWN	DATE	CHECKED	DESIGNER	APPROVED	DATE

PROJECT SUPERVISOR — APPROVED

TOWN OF SEABROOK, NEW HAMPSHIRE

SANITARY SEWER CONSTRUCTION

SEWER EASEMENTS

MERRIMAC ST. THRU LAWRENCE ST.

Jones & Beach / Stearns & Wheler

JOINT VENTURE — CONSULTING ENGINEERS

STRATHAM, NEW HAMPSHIRE

JOB NO. 1444/8704 | CONTRACT NO. VII | SHEET 7B OF

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their heirs and assigns all right of or to both dower and homestead in the granted premises, and all other rights and interests therein.

In witness whereof we the said Herbert A. Parker and Annie I. Parker hereunto set our hands and seals this thirtieth day of June in the year one thousand nine hundred nineteen.

Signed and sealed in
the presence of
Chester T. Woodbury
to H.A.P.
Laura M. True
to A.I.P.

Herbert A. Parker (Seal)
Annie I. Parker (Seal)

State of New Hampshire
Rockingham ss. June 30, 1919.

Then personally appeared the above named Herbert A. Parker + Annie I. Parker and acknowledged the foregoing instrument to be their free act and deed, before me—

Chester T. Woodbury
Justice of the Peace.

Received and Recorded Aug. 7-3.10 P.M. 1919.
John M. True Register

Deed
Seabrook Beach Realty Co.
to
Salisbury Beach Associates
del. to Coulson by mail.

$20 rev.

Know all men by these presents that the Seabrook Beach Realty Co. of Lawrence in the County of Essex and Commonwealth of Massachusetts, a voluntary association formed under a Declaration of Trust dated May 23, 1911, recorded with Rockingham Records, Vol. 669, Page 100, in consideration of the sum of one dollar and other valuable consideration paid by the Salisbury Beach Associates of Lawrence in the County and State aforesaid, a voluntary association formed under a Declaration of Trust, dated 25th. of April 1911, and recorded in South District Essex Registry of Deeds, Book 2086, page 280, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto Walter Coulson, James E. Simpson and Portal M. Black, Trustees of the Salisbury Beach Associates, a certain parcel of land situated at Seabrook Beach in the town of Seabrook, in the County of Rockingham and state of New Hampshire, bounded and described as follows: northerly by the Hampton River; easterly by the Atlantic Ocean; southerly by the state line between the states of New Hampshire and Massachusetts, as said line was run prior to the last establishment of said line; (said line, to which this conveyance is intended to be made, bears so degrees 6' east from Major's Rock Station on the Massachusetts and

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New Hampshire boundary) thence south 80 degrees 6' west by the above mentioned old state line and land sold to E. P. Shaw to the edge of the line of the sandy beach along the marshes; westerly by the edge of the sandy beach along the marshes; it being the same parcel of land shown on a plan of lots at Seabrook Beach, New Hampshire, entitled, "Seabrook New Hampshire, Scale 100'-1 inch, P. D. Hood, C. E. June 1, 1908", and recorded in the Rockingham County New Hampshire Registry of Deeds, Book 586, Page 482, and from which parcel of land as shown on said plan, the following lots have, prior to the date of this deed, been sold and conveyed and are not conveyed hereby, to wit; lots 6, 7, 8, 9, and 10 and lots 20 and 141 in Block "A", and lots 31 to 47 inclusive and lots 49 and 50 and lot 134 in Block "B" and lot 126 in Block "B", and lot 221 in Block "M", reserving and excepting from the operation of this deed the following described parcels of land, to wit: One parcel bounded and described as follows: Beginning at the southeast corner of the Hampton River Bridge, thence south 65 degrees 26' east 50 feet; thence south 24 degrees 34' west a distance of 173.67 feet to a point; thence north 65 degrees 26' east a distance of 130 feet; thence north 24 degrees 34' east a distance of 173.67 feet; this line crossing lot formerly leased to George L. Tuck; thence south 65 degrees 26' east a distance of 50 feet, to the southwest corner of the Hampton River Bridge; thence continuing in the same line south 65 degrees 26' east a distance of 38 feet to the point first mentioned, meaning and intending to reserve from this grant, such land as may lie within 65 feet of the center line of the Hampton River Bridge, prolonged from its southerly extremity a distance of 173.67 feet.

This parcel of land covers in part land conveyed by the Seabrook and Hampton Beach Street Railway Company and the Granite State Land Company to the State of New Hampshire, by their deeds dated January 7, 1908, also reserving such portions of lots 1, 54, 55, 56, 57, as may lie within 16 feet of the westerly line of said lots.

Also reserving such land or water rights as may lie 65 feet on either side of the center line of the aforesaid Hampton River Bridge, extending from the last mentioned parcel to Hampton River.

Also reserving and excepting from the operation of this deed a certain parcel of land at the southerly end of the said beach, bounded and described as follows:- Beginning at the northwest corner of lot 162 (this point being the southwest corner of lot 163) thence running easterly north 78 degrees 38' east a distance of 25 feet by said lot 163 to a point; thence south 11 degrees 22' east a distance of approximately 290 feet to land now or formerly of E. P. Shaw; thence south 80 degrees 6' by land of Shaw approximately 26 feet, thence north 11 degrees

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22' east a distance of approximately 000 feet to the point first mentioned; meaning and intending to reserve a strip of land 25 feet in width, it being the westerly 25 feet of lots 160, 161, 162, 159, 158, and the lot numbers being shown on plan entitled "Seabrook Beach Property of Granite State Land Company, Seabrook N.H. Scale 100'-1" P.D. Hood, C.E. June 1, 1908."

Also excepting and reserving from out the operation of this deed a right of way of the Seabrook & Hampton Beach Street Railway Company, as the same is now occupied by its tracks and shown on the above plan, said right of way being 25 feet wide on each side of the center line of its tracks, which said right of way was conveyed by the Granite State Land Company on May 7, 1901 to said Seabrook & Hampton Beach Street Railway Company. Also reserving and excepting from out the operation of this deed the State Boulevard or Highway, belonging to the State of New Hampshire, as the same has been conveyed to said State by deed dated January 7, 1908, made by the Granite State Land Company. Also reserving and excepting from the operation of this deed, a grant given to the Hampton Gas Co. to enter such public ways as belong to the Seabrook Beach Realty Company and dig the soil for the purpose of laying gas pipes. This reservation is subject to the conditions contained in that grant. Also reserving any interest to lessees if there be any on any part of said premises. It being understood that the grantees assume all obligations, if any exist to any tenants or lessees under any part of said premises.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Walter Coulson, James E. Simpson and Portal M. Black and their heirs and assigns in trust nevertheless according to the terms of said Declarations of Trust, to their own use and behoof forever. And the Seabrook Beach Realty Company by John J. Hurley, John P.S. Mahoney, and John W. Duffy as trustees but not individually, do hereby covenant with the grantees and their successors, heirs and assigns that they are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances except a mortgage now held by the grantees and taxes both of which grantees hereby assume; that they have good right to sell and convey the same as aforesaid; and that they and their successors will warrant and defend the same to the grantees and their successors forever against the lawful claims and demands of all persons.

In witness whereof the Seabrook Beach Realty Company, by John J. Hurley, John P.S. Mahoney, and John W. Duffy, Trustees hereunto set their hands and common seal, this eighth day of May, 1919.

Witness Elizabeth Coulson to J.P.S.M. and J.J.H. Seabrook Beach Realty Company

Witness Joseph M. Hagerdon J.W.D.

John P.S. Mahoney
John J. Hurley
John W. Duffy } Trustees(es)

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Del. to Nutter, McClennen & Fish

US Rev Stamps $.50

1192 496

KNOW ALL MEN BY THESE PRESENTS, that we, Walter Coulson James E. Simpson and Portal M. Black, Trustees of the Salisbury Beach Associates, of Lawrence, in the County of Essex and Commonwealth of Massachusetts, a voluntary Association formed under a Declaration of Trust, dated the twenty-fifth day of April, 1911, and recorded in the South District of Essex Registry of Deeds, Book 2086, Page 280, in consideration of the sum of one dollar and other valuable considerations to them paid by Greenleaf W. Pickard, of Newton Centre, Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Greenleaf W. Pickard, a certain parcel of real estate situate in Seabrook, County of Rockingham and State of New Hampshire, being a small portion of Lot 4 on Plan of Second Section, 1920 Lay-out of Seabrook Beach, Seabrook, N. H., dated July 24, 1920, prepared by John P. Titcomb, C. E., recorded with Rockingham Records, Plan Book 1, Page 152, bounded as follows:-

Northerly by land of the grantee, sixty and eighty-seven one-hundredths (60.87) feet; Easterly by land of the grantee; Southerly by land conveyed by the Salisbury Beach Associates to William G. Dodge, and Westerly by the easterly line of the State Highway. Being the portion of said Lot 4 which was not included in said deed from the Salisbury Beach Associates to William G. Dodge.

The southerly boundary is a continuation of the southerly boundary line of Lot 20 in said section belonging to the grantee continued in a straight line westerly to the State Highway.

The premises are conveyed subject to the restriction that no part of any structure erected thereon shall be nearer then fifteen feet to the east line of the State Highway, and that no sewerage or offal shall be allowed to penetrate the ground or become a nuisance thereon, and that this strip of land shall only be used in connection with the adjoining lot 5 belonging to the grantee, and that the granted premises shall be considered as a part of said lot 5 with reference to the restrictions on said lot 5.

TO HAVE AND TO HOLD the granted premises, with all

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the privileges and appurtenances thereto belonging to the said Greenleaf W. Pickard and his heirs and assigns, to their own use and behoof forever.

And the Trustees of the Salisbury Beach Associates, and their successors COVENANT with the grantee and his heirs and assigns that they are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances; that they and their successors will WARRANT AND DEFEND the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Trustees of the SALISBURY BEACH ASSOCIATES, by Walter Coulson, James E. Simpson and Portal M. Black, hereunto set their hands and common seal on this twenty-sixth day of October, A. D., 1921.

Signed in the presence of: Annie M. Lambert

Walter Coulson
Portal M. Black
James E. Simpson
Trustees of the Salisbury Beach Associates.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. Lawrence, October 26, 1921.

Then personally appeared the above named Walter Coulson, James E. Simpson and Portal M. Black, and acknowledged the foregoing instrument to be their free act and deed, and the free act and deed of the Trustees of the Salisbury Beach Associates, before me,

Mary C. Murphy
Notary Public

MARY C. MURPHY NOTARY PUBLIC COMMISSION EXPIRES JUNE 23, 1922 LAWRENCE, MASS.

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C3.5m—(a)—1.50—001.031

1192 498
C 1140

The Commonwealth of Massachusetts

EDWARD J. CRONIN
SECRETARY OF THE COMMONWEALTH

Boston, Nov. 24. 19 50

I hereby certify, That at the date, of the attestation hereto annexed,

Mary C. Murphy

whose name is signed to the attached certificate of acknowledgment, proof or affidavit, was at the time of taking the same, a NOTARY PUBLIC for the said Commonwealth duly commissioned and constituted; that to her acts and attestations, as such, full faith and credit are and ought to be given in and out of Court; that as such Notary Public she was by law authorized to take depositions, to administer oaths and take acknowledgments of deeds or conveyances of lands, tenements or hereditaments and other instruments throughout the Commonwealth to be recorded according to law; and that I verily believe her signature to the annexed attestation to be genuine.

In Testimony of which I have hereunto affixed the GREAT SEAL OF THE COMMONWEALTH the date above written.

Edward J. Cronin

EDWARD J. CRONIN
Secretary of the Commonwealth.

Ruth J. Lascott

Received and recorded Nov.28,9:55 A.M.,1950 DEPUTY SECRETARY

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Book 0676 Page 0116

Know all Men by these Presents,

That I Emma A. Kimball of Haverhill in the County of Essex and Commonwealth of Massachusetts, being a widow.

Kimball to Feehan

for and in consideration of the sum of One Dollar and other valuable consideration to me in hand, before the delivery hereof, well and truly paid by Medora A. Feehan of said Haverhill

Delivered to Grantee by mail.

have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said Medora A. Feehan and Her heirs and assigns forever.

A certain parcel of land with the buildings thereon situated in the town of Seabrook in the County of Rockingham and State of New Hampshire, being Lot 46 on Plan of Seabrook Beach Property Recorded Rockingham County Records Book 620 Page 481, Being the same lot I me conveyed by Granite State Land Company by Indenture dated Sept. 14th 1906, and to be recorded herewith.

And the Premises are Hereby conveyed subject to the conditions, restrictions and limitations in said Indenture set forth.

To have and to hold the said ~~premises~~ remised, with all the privileges and appurtenances thereunto belonging, to Her the said Grantee and Her heirs and assigns forever; and I do hereby covenant with the said Grantee that I will warrant and defend the said premises to Her the said Grantee, Her heirs and assigns, against the lawful claims and demands of any person or persons claiming by, from or under me

~~And I,~~ ~~wife of~~ said for ~~the consideration aforesaid, do hereby release my right of dower in said premises.~~

And ~~we~~, the said and wife of said in consideration aforesaid, do hereby grant and release to said all the right, title, interest, claim or demand which we, or either of us, have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An Act to exempt the Homestead of families from attachment and levy or sale on execution," passed July ~~4~~, 1851.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises, and in each and every part thereof, as our Family Homestead, ~~as~~ is reserved or secured to us, or either of us, by the ~~Statute of the State~~ of New Hampshire, ~~passed July 4, 1851, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution,"~~ or ~~by~~ any other Statute ~~or Statutes~~ of said State.

In witness whereof I have hereunto set my hand and seal, this eleventh day of July in the year of our Lord, ~~one thousand nine hundred and~~ 1913.

Signed, sealed ~~and delivered~~ in presence of us:

Robert S. Tzack.
Granville M. Norwood

Emma A. Kimball (LS)

Massachusetts, Essex

STATE OF ~~NEW HAMPSHIRE, ROCKINGHAM~~, ss., July 11th A. D. 1913.

Personally appeared the above named Emma A. Kimball and acknowledged the foregoing ~~instrument~~ to be Her voluntary act and deed.

BEFORE ME:

Robert S. Tzack, Notary Public (N. P. Seal) ~~Justice of the Peace.~~

Received and Recorded Aug. 5- 4 P.M. 1913. John W. Keller ***Register.***

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Signed, sealed and delivered
in the presence of
Charles L. Walker
Harold Williams Jr
Martha L. Morse
George Mitchell Jr

Granite State Land Company
By D. A. Belden - President
Attest Reginald H. Johnson - Secretary.
Annie P. George

State of Massachusetts County of Suffolk
At Boston in this tenth day of March 1904 personally appeared the above named D. A. Belden and Reginald H. Johnson the President and Secretary respectively of the said Granite State Land Company duly appointed its agents and duly authorized to execute, acknowledge and deliver the foregoing instrument by and for the said Granite State Land Company and acknowledged the same to be their free act and deed and the free act and deed of the said Granite State Land Company before me -

Charles L. Walker
Notary Public

State of Massachusetts County of Essex
At Groveland in this first day of March 1904 personally appeared the above named Annie P. George the Grantee named in the foregoing instrument and acknowledged the same to be her free act and deed before me -

George Mitchell Jr.
Notary Public

Received and Recorded March 14, 4 PM 1904
William Morrill - Register

War G. S. Co. to Pearl

Dee to Moody & Bartlett by ass Ex

This Indenture dated the 10th day of March 1904 by and between the Granite State Land Company, incorporated under the laws of New Hampshire (hereinafter called the Grantor, which expression shall include its successors and assigns whenever consistent with the context) of the one part and Joseph H. Pearl of Haverhill, Mass. (hereinafter called the Grantee which expression shall include the Grantee's heirs, executors, administrators, successors and assigns whenever consistent with the context) of the other part;

Whereas, the Grantor owns certain lands and real estate in the town of Seabrook and County of Rockingham, in the State of New Hampshire, more particularly shown and described on a certain plan entitled, "Seabrook Beach Property of Granite State Land Company, Seabrook, N.H. recorded on March 30, 1903, with Rockingham County Records in book 586 page 481, and the Grantor is willing to sell portions or lots of the said lands and real estate from time to time but only upon the conditions and subject to the restrictions and limitations hereinafter contained running for the benefit of the Grantor and for the benefit of the Grantees of all other lots or parcels of the said lands.

See pages 303-304-306

Now this Indenture Witnesseth and it is hereby agreed

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and declared as follows, to wit;
The Grantor in consideration of five dollars paid by the Grantee, the receipt whereof is hereby acknowledged, doth give, grant, bargain, sell and convey unto the Grantee all that certain lot of land in the town of Seabrook, and County of Rockingham, in the State of New Hampshire, specified, described and bounded as lot 25 in Block B on the plan hereinbefore mentioned, subject to the following conditions, restrictions and limitations for the period of twenty five years from the 1st day of June 1902, namely;
1. No building other than dwelling houses with the usual out-buildings including stables shall be erected, placed or used upon the said premises and no buildings of any kind shall be erected or placed upon the said premises until the construction thereof, and the matter of the location shall have been approved in writing by the Grantor, but the location of the building and the buildings themselves already erected by the Grantee are hereby expressly approved.
2. No buildings without the permission of the Grantor shall be used for any purpose other than a dwelling house, or for any trading, manufacturing, mercantile or commercial pursuit, or for a livery stable or tenement house, and without qualifying or limiting the foregoing restriction, it is expressly and especially agreed and provided, that no spirituous, intoxicating, or alcoholic liquors shall be sold upon the said premises. All regulations of the selectmen and health officers of the said town, and all the health regulations and laws of the State of New Hampshire, shall be strictly kept and obeyed by the Grantee, and by all persons occupying the said premises at all times, and no nuisance shall be allowed upon the premises, and no structures or erections shall be placed on the premises so as to annoy or injure persons occupying adjoining lots, and all water closets shall have tight vaults.
3. All buildings upon said premises shall be at least twenty feet back from the street front line, delineated on the said plan.
4. The said premises are subject to the taxes assessed in the year 1903 which the Grantee shall pay.
In case a boulevard street shall have been laid out over any portion of the land conveyed hereby under chapter 89 of the Laws of New Hampshire for the year 1899 the Grantor shall without expense grant, sell and convey to the Grantee free and clear of all mortgages and encumbrances an amount of land equal to such portion immediately adjoining the land hereby conveyed on the westerly side thereof within boundaries formed by extending the lines now forming the north and south sides of the granted premises and shall without expense to the Grantee move back any buildings that may be upon such portion in such manner as shall be agreed between the Grantor and Grantee, or in case they cannot agree then in such

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State of Pennsylvania,
Allegheny County } ss.

I, John Douglas, Jr., Clerk of the Court of (Court Seal) Quarter Sessions in and for the County of Allegheny, in the Commonwealth of Pennsylvania, the same being a Court of Law and Record, do by these presents Certify that John W. Dierst Esquire before whom the foregoing acknowledgment was taken, and who has hereunto, in his own proper handwriting subscribed his Name, was at that time and is a Justice of the Peace in and for said County of Allegheny, duly Commissioned and Sworn, and authorized by law of the Commonwealth of Pennsylvania to take affidavits and acknowledgements of deeds for lands and real estate in said ~~Commonwealth~~ of Pennsylvania, and to all whose acts as such due faith and Credit are, and of right ought to be, given throughout the United States and elsewhere. And further, that I am acquainted with his handwriting, and verily believe the signature thereto to be his genuine signature.

I further Certify that the foregoing Acknowledgment was taken in accordance with the laws of the State of Pennsylvania.

In Testimony Whereof, I have hereunto set my hand and affixed the Seal of the Court, at Pittsburgh, this 16 day of Sept A.D. 1921

John Douglas Jr.
Clerk

Received and Recorded Oct 12 10. 30 A.M. 1921
John W.A. Greer Recorder

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143 $5.00 rev.

Deed
Coulson et al
Trs.
To
Dodge
Del. to
Grantee,
Newburyport

Know all Men By These Presents, that we, Walter Coulson, James E. Simpson and Portal M. Black, Trustees of the Salisbury Beach Associates ~~Co-operative~~, of Lawrence, in the County of Essex and Commonwealth of Massachusetts, a voluntary Association formed under a Declaration of Trust, dated the twenty fifth day of April, 1911, and recorded in the South District of Essex Registry of Deeds, Book 2086, Page 280, in consideration of the sum of one dollar and other valuable Considerations to them paid by William G. Dodge, of Newburyport in said County of Essex and who resides at No. 2 Toppan's Lane in said Newburyport, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell and Convey unto the said William G. Dodge, a certain parcel of real estate situated in Seabrook, County of

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Rockingham, and State of New Hampshire, being Lots 31 and 32, 21 and 22, 3, and parts of Lots 2 and 4 on Plan of Second Section, 1920 Layout of Seabrook Beach, Seabrook, N.H.," dated July 24, 1920, John P. Titcomb, C.E., and recorded in Rockingham Records, Plan Book 1, Page 152, and bounded as follows:

Northerly about three hundred forty-eight (348) feet by Lots 30, 20, and a part of Lot 4 in said Section. Easterly one hundred forty and 2/100ths (140.02) feet by land of the grantors. Southerly about three hundred thirty-nine (339) feet by Lots 33, 23, and part of Lot 2 in said Section. Westerly about one hundred forty-one (141) feet by the easterly line of the State Highway.

Meaning and intending to convey the whole of said Lots 31, 32, 21, 22, 3, and all of Lot 4 southerly of the prolongation of the northerly line of Lot 21 westerly to its intersection with the State Highway, and all of Lot 2 with the exception of that portion which is southerly of the prolongation of the southerly line of Lot 22 to its intersection with the westerly line of the State Highway.

This conveyance is made subject to the restriction that only one dwelling house for not more than one family costing not less than two thousand dollars ($2000), or a double dwelling house for not more than two families, costing not less than three thousand dollars ($3000) shall be erected on each lot. Private garages are permitted.

This conveyance is further subject to the restriction that each dwelling house shall have a brick chimney, and shall be kept well painted at all times.

This conveyance is also made subject to rights of way, if any exist, over any part of the granted premises, but the grantors, for themselves, their heirs, successors or assigns, waive any right to enter upon said premises or construct any road or path across any part of the same, and for themselves, their heirs, successors and assigns, covenant that they do not and never will assert any right or claim thereto.

This conveyance is also subject to the restriction on the part of the grantors, their heirs, successors and assigns, that no building shall be erected, nor tents, permitted, between the granted premises and the Ocean, and the grantors do hereby convey unto the grantee, his heirs or assigns, a right of way to the Ocean across the land on the easterly boundary of said parcel.

This conveyance is further subject to the restriction that the grantee, his heirs or assigns, shall

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connect any dwelling or dwellings which he may erect thereon with a sewer whenever a sewer is built in this vicinity with which he can connect on reasonable terms, and that until a sewer is constructed, he shall use an air-tight septic tank and shall not permit any sewerage or offal to penetrate the ground or become a nuisance on the premises.

This conveyance is further subject to the restriction that no buildings shall be erected on said premises nearer than fifteen (15) feet to the easterly line of the State Highway.

To Have And To Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said William P. Dodge and his heirs and assigns, to their own use and behoof forever.

And the said Trustees of the Salisbury Beach Associates, and their successors covenant with the grantee and his heirs and assigns that they are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances; that they have good right to sell and convey the same as aforesaid; and that they and their successors will Warrant and Defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, the said Walter Coulson, James E. Simpson and Portal M. Black, Trustees as aforesaid, hereunto set their hands and common seal this fifteenth day of August, A.D., 1921.

Signed and sealed in the presence of: James A. Donovan to all

Walter Coulson
Portal M Black
James E Simpson
Trustees of the Salisbury Beach Associates (V.S.)

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Commonwealth of Massachusetts

Essex, ss. August 15, 1921.

Then personally appeared the above-named Walter Coulson, James E. Simpson and Portal M. Black, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, Before Me

James A. Donovan,
Notary Public (-)
My Com. Exp. Sept. 16, 1921

Received and Recorded Oct. 4. 8:30 A.M. 1921.
John M. A. Green Register

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Warranty Deed $3.50 Rec'd

Salisbury Beach Assoc To Feehan Del'd Grantee by mail

Know all Men By These Presents, that the Salisbury Beach Associates, of Lawrence in the County of Essex and Commonwealth of Massachusetts, a voluntary Association, formed under a Declaration of Trust, dated the twenty-fifth day of April, 1911, and recorded in the South District of Essex Registry of Deeds, Book 2086, Page 289, in consideration of one dollar and other valuable considerations, to them paid by Mjidora A. Feehan, of Milford, Connecticut, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Mjidora A. Feehan, a certain parcel of real estate situate in Seabrook, County of Rockingham and State of New Hampshire, being Lots 28 and 29 on "Plan of Second Section of 1920 Lay-out of Seabrook Beach, Seabrook, N.H." dated July 24th, 1920, prepared by John P. Titcomb, C. E., to be recorded with Rockingham Records, bounded as follows:—

Northerly one hundred sixty-nine and one one-hundredths (169.01) feet by Lot 27 in said Section; Easterly one hundred and forty (140) feet by land of the grantors; Southerly one hundred sixty-seven and eighty-six one-hundredths (167.86) feet by Lot 30 in said Section; and Westerly one hundred forty (140) feet by Lots 18 and 19 in said Section.

This conveyance is made subject to rights of way, if any exist, over any part of the granted premises.

This conveyance is also made subject to the restriction that only one dwelling house for not more than one family, costing not less than two thousand dollars ($2000.00), or a double dwelling house for not more than two families, costing not less than three thousand dollars ($3000.00), shall be erected on each lot, together with a private garage.

This conveyance is further subject to the restriction that each dwelling shall have a brick chimney and shall be kept well painted at all times.

This conveyance is also subject to the restriction on the part of the grantors, their successors and assigns, that no building shall be erected between the granted premises and the Ocean, and the grantors do hereby convey unto the grantee, her heirs and assigns, a right of way to the Ocean across the land on the easterly boundary of said lots.

This conveyance is further subject to the restriction that the grantee, her heirs or assigns, shall connect any dwelling which she may erect thereon with a sewer whenever a sewer is built in this vicinity, with which she can connect on reasonable terms, and that until a sewer is constructed, she shall use an air-tight septic tank and shall not permit any sewerage or offal to penetrate the ground or become a nuisance on the premises.

To Have and To Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Mjidora A. Feehan and her heirs and assigns, to their own use and behoof forever.

And the Salisbury Beach Associates, and their successors covenant with the grantee and her heirs and assigns, that they are lawfully seized in fee simple of the granted premises; that they are

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also three fourth acre of Walton wood land, bounded on the South by land of heirs of Mary J. Jones, on the west by land of heirs Frank Boardman, on the East by land of Josiah Felch, on the north by land of Josiah Felch, also one half of four acres of undivided Gone marsh land, bounded on the South by land of heirs Ephram Collins and others, on the West by land of Abram Morrill and others, on the East by lands of heirs of Elihu Dow, on the North by land of Charles Boyd.

To Have and to Hold the said premises with all the appurtenances to Betsy B. Locke, her heirs and assigns forever. And I do hereby covenant with said Betsy B. Locke, that in making sale of same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

In witness whereof I have hereunto set my hand and seal the 24th day of July 1922.

Signed, Sealed and Delivered in the presence of
Earl W. Moreland

Samuel J. T. Eaton, Coll. (L.S.)

State of New Hampshire,
Rockingham, SS. Seabrook, July 24, 1922.

Personally appearing the above named Samuel J. T. Eaton, acknowledged the foregoing to be his voluntary act and deed.

Before me,
Elihu T. Adams
Justice of the Peace.

Received and Recorded Aug. 14 - 9 A.M. 1922 John W. Queen Register

Warranty Deed
Salisbury Beach Assn
To
Feehan
Del to
Grantee
by mail

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Rec

Know all men By These Presents, that the Salisbury Beach Associates, of Lawrence in the County of Essex and Commonwealth of Massachusetts, a voluntary Association, formed under a Declaration of Trust, dated the twenty-fifth day of April, 1911, and recorded in the South District of Essex Registry of Deeds, Book 2086, Page 280, in consideration of one dollar and other valuable considerations, to them paid by Midora A. Feehan, of Milford, Connecticut, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Midora A. Feehan a certain parcel of real estate situate in Seabrook, County of Rockingham and State of New Hampshire, being Lot 6 on Plan of Second Section of 1920 Lay-out of Seabrook Beach, Seabrook, N. H." dated July 24th, 1920, prepared by John P. Titcomb, C. E., to be recorded with Rockingham Records, bounded as follows:

Northerly sixty-five and eighty-seven one-hundredths (65.87) feet by Lot 7 in said Section; Easterly fifty and six one-hundredths (50.06) feet by Lots 19 and 20 in said Section; Southerly sixty-three and thirty-seven one-hundredths (63.37) feet by Lot 5 in said Section; and Westerly fifty (50) feet by the easterly line of the State Highway.

This conveyance is made subject to the restriction that only one dwelling house for not more than one family, costing not less than

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two thousand dollars ($2000), or a double dwelling house for not more than two families costing not less than three thousand dollars ($3000), shall be erected on this lot, together with a private garage.

This conveyance is further subject to the restrictions that any dwelling erected on said premises shall be on a line with buildings on adjoining lots, shall be furnished with a brick chimney and shall be kept well painted at all times.

This conveyance is further subject to the restrictions that the grantee, her heirs or assigns, shall connect any dwelling which she may erect thereon with a sewer whenever a sewer is built in this vicinity, with which she can connect on reasonable terms, and that until a sewer is constructed, she shall use an air-tight septic tank and shall not permit any sewerage or offal to penetrate the ground or become a nuisance on the premises.

To Have and to Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Midora A. Feehan and her heirs and assigns, to their own use and behoof forever.

And the Salisbury Beach Associates, and their successors Covenant with the grantee and her heirs and assigns, that they are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances except rights of way, if any; that they and their successors will warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons, except as aforesaid.

In witness Whereof, the Salisbury Beach Associates, by Walter Coulson, James E. Simpson and Cortal M. Black, Trustees, hereunto set their hands and common seal on this 21st day of September, A. D., 1920.

Witness to all
Mary C. Murphy

Salisbury Beach Associates
By
Walter Coulson
Cortal M. Black } Trustees
James E. Simpson (L.S.)

Commonwealth of Massachusetts

Essex ss. Lawrence, September 21st 1920.

Then personally appeared the above named Walter Coulson, James E. Simpson and Cortal M. Black, and acknowledged the foregoing instrument to be their free act and deed, and the free act and deed of the Salisbury Beach Associates,

Before me,
Mary C. Murphy (N.P. Seal)
Notary Public.

Received and Recorded Aug 14 - 1:35 P. M. 1922.
John A. Green Register

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Agreement Foster - Foster et ux del. to G.M. Austin by mail

This Agreement made this third day of September in the year nineteen Hundred Twenty, by and between William Foster and Elizabeth Foster, husband and wife, of Salem, County of Rockingham, State of New Hampshire, as parties of the First Part, and Clara B. Foster, of Manchester, in the County of Hillsboro, in said State, party of the Second Part, witnesseth that Whereas said parties of the first part do this day convey unto said party of the second part, certain property located in said Salem said party of the second part doth agree and by these presents hereby agrees that in consideration of such conveyance said party of the second part will assume and by these presents does assume all unpaid indebtedness upon said property at this date, and so long as the said parties of the first part duly pay any and all taxes becoming due on said property, and maintain said property in proper habitable condition, they may continue to occupy said property free of any other charge or rental during the remainder of their lives or until such future time as different arrangements may be mutually agreed upon by and between the parties hereunto.

In Witnesseth whereof the said parties have hereunto, and to another instrument of like tenor, affixed their signatures and seals on the day first written at Lawrence, in the County of Essex and Commonwealth of Massachusetts.

In presence of

Gertrude M. McKew to all three — William Foster (L.S.)

Luke J. Devaney to all three — Elizabeth Foster (L.S.)

Clara B. Foster (L.S.)

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Received and Recorded Sept. 15 - 7.30 a.m. 1920.

John W.A. Green Register

Deed Salisbury Beach Associates to Greenleaf W. Pickard del. to Pickard by mail

$2.00 int.

Know All Men By These Presents, that the Salisbury Beach Associates, of Lawrence, in the County of Essex and Commonwealth of Massachusetts, a voluntary Association, formed under a Declaration of Trust, dated the twenty-fifth day of April, 1911, and recorded in the South District of Essex Registry of Deeds, Book 2086, Page 250, in consideration of the sum of one dollar and other valuable considerations to them paid by Greenleaf W. Pickard, of Newton Centre, Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Greenleaf W. Pickard, two certain parcels of real estate situate in Seabrook, County of Rockingham and State of New Hampshire, being Lots 5 and 30 on Plan of Second Section of 1920 Lay out of Seabrook Beach, Seabrook, N.H." dated July 24, 1920, prepared by John P. Titcomb, C.E., to be recorded with Rockingham Records, bounded as follows:

Lot 5: Northerly 63.37 feet by Lot 6 in said Section,

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Easterly 50.06 feet by Lot 20 in said Section,
Southerly 60.37 feet by Lot 4 in said Section, and
Westerly 50 feet by the easterly line of the State Highway.

Lot 30:

Northerly 167.86 feet by Lot 29 in said Section,
Easterly 70 feet by land of the grantors,
Southerly 167.29 feet by Lot 31 in said Section,
Westerly 70 feet by Lot 20 in said Section.

This conveyance is made subject to rights of way, if any exist, over any part of the granted premises.

This Conveyance is made subject to the restriction that only one dwelling house for not more than one family, costing not less than two thousand dollars ($2000) or a double dwelling house for not more than two families, costing not less than three thousand dollars ($3000) shall be erected on each lot. Private garages are permitted.

This Conveyance is further subject to the restrictions that each dwelling shall have a brick chimney and shall be kept well painted at all times.

This Conveyance is also subject to the restriction on the part of the grantors, their successors and assigns, that no building shall be erected between the second described parcel and the Ocean, and the grantors do hereby convey unto the grantee, his heirs and assigns a right of way to the Ocean across the land on the easterly boundary of said parcel.

This Conveyance is further subject to the restriction that the grantee, his heirs or assigns, shall connect any dwelling which he may erect thereon with a sewer whenever a sewer is built in this vicinity, with which he can connect on reasonable terms, and that until a sewer is constructed, he shall use an air-tight septic tank and shall not permit any sewerage or offal to penetrate the ground or become a nuisance on the premises.

To Have And To Hold the granted premises, with all the privilege and appurtenances thereto belonging to the said Brenden W. Pickard and his heirs and assigns, to their own use and behoof forever.

And the Salisbury Beach Associates, and their successors Covenant with the grantee and his heirs and assigns that they are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances except rights of way if any exist; that they and their successors will Warrant And Defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons except as aforesaid.

In Witness Whereof, the Salisbury Beach Associates, by Walter Coulson, James E. Simpson and Portal M. Blacke, Trustees, hereunto set their hands and Common seal on this thirtieth day of July, A.D., 1920.

James P. Donovan
witness to all

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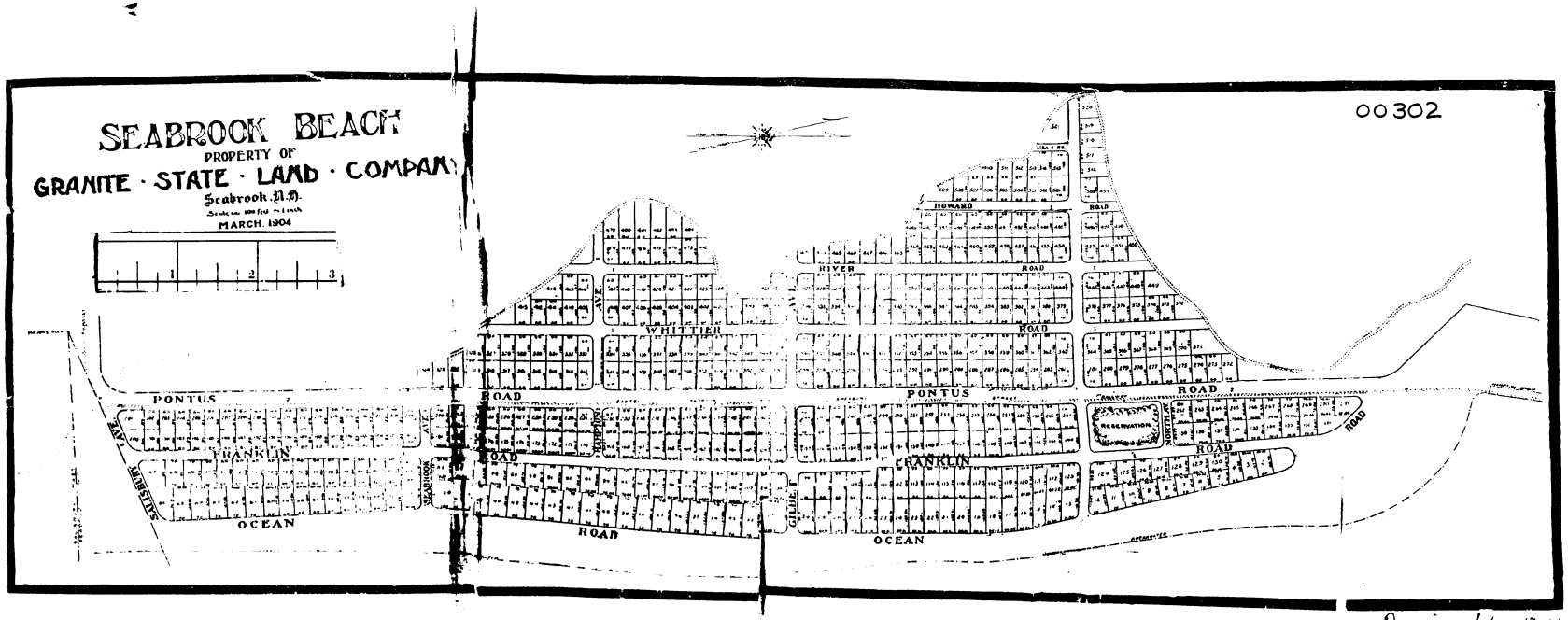
00302



Received Sept. 19 1906

00260

SEABROOK BEACH

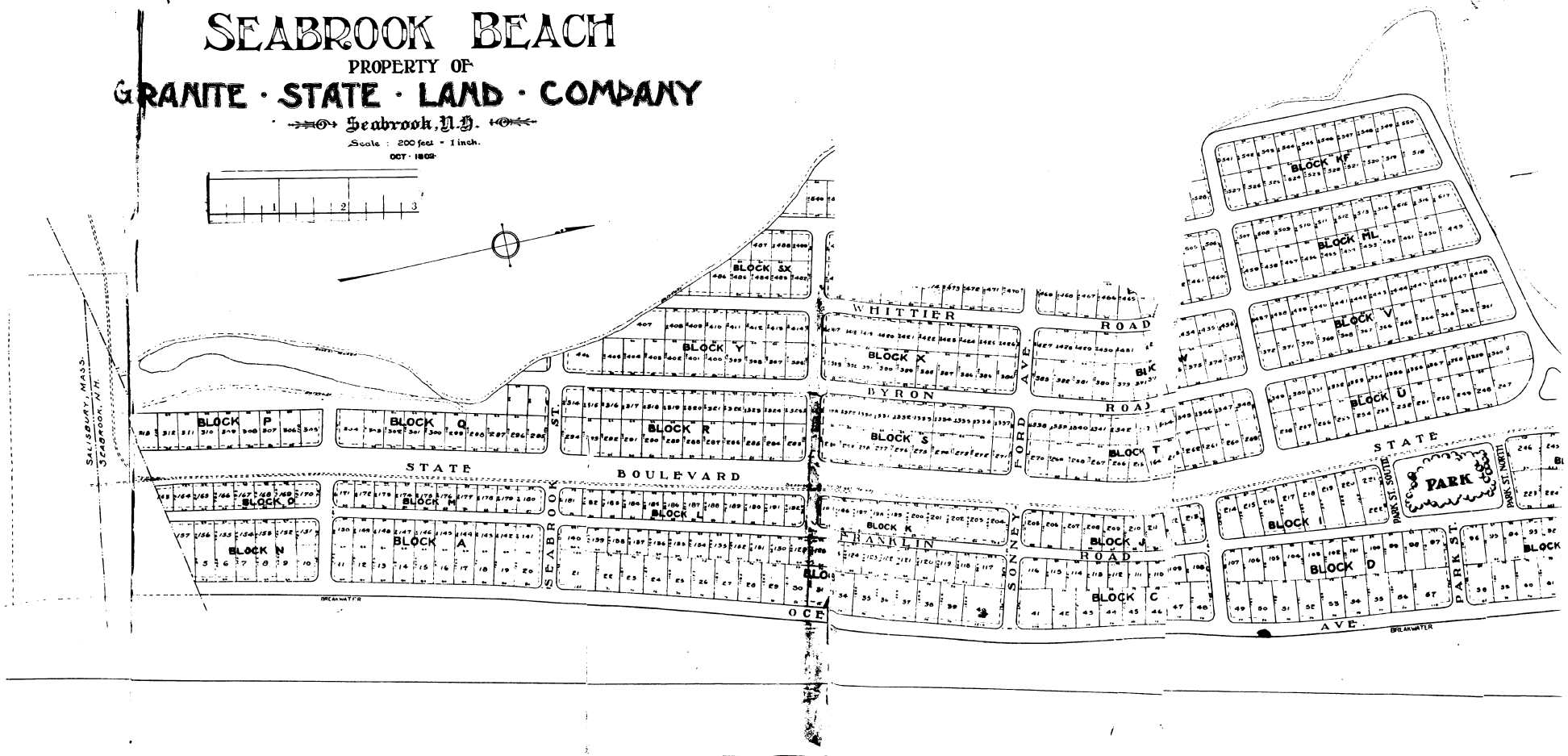
PROPERTY OF

GRANITE · STATE · LAND · COMPANY

Seabrook, N.H.

Scale : 200 feet = 1 inch.

OCT · 1902



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according to the true purpose hereof.
In witness whereof the said Granite State Land Company has caused its corporate seal to be hereto affixed and these presents to be signed in its behalf by its officers thereunto duly authorized and the said Grantee has hereto set his hand and seal the day and year first above written
Signed sealed and delivered
in the presence of
S. A. Motley } as to both Granite State Land Company
Harold S. Davis } By D. A. Belden - President
Attest - Reginald N. Johnson
Secretary
Witnesses
Francis N. Pearl } as to both Benjamin N. Hayes
Harriett L. Jewett } Frances A. Hayes
State of Massachusetts
County of Suffolk At Boston in this fourteenth day of September 1906 personally appeared the above named David A. Belden and Reginald N. Johnson the President and Secretary respectively of the said Granite State Land Company duly appointed its agents and duly authorized to execute acknowledge and deliver the foregoing instrument by and for the said Granite State Land Company and acknowledged the same to be their free act and deed and the free act and deed of the said Granite State Land Company before me Harold Stearns Davis
Notary Public
State of Massachusetts
County of Essex At Haverhill in this 16th day of October 1906 personally appeared the above named Benjamin N. Hayes the Grantee named in the foregoing instrument and acknowledged the same to be his free act and deed before me
Francis N. Pearl
Notary Public
Received and Recorded Jan. 31. 11 a m 1907
William Morrill - Register

Deed
Lease
G. S. L. Co.
to
George
Del to
D. A. Belden
by am. Ex.

This Indenture dated the 14th day of September 1906 by and between the Granite State Land Company incorporated under the laws of New Hampshire (hereinafter called the Grantor which expression shall include its successors and assigns whenever consistent with the context) of the one part and Annie P. George of Groveland Mass (hereinafter called the Grantee which expression shall include the Grantee's heirs executors administrators successors and assigns whenever consistent with the context) of the other part
Whereas the Grantor owns certain lands and real

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estate in the town of Seabrook and County of Rockingham in the State of New Hampshire more particularly shown and described on two certain plans one of which (hereinafter called the Old Plan) entitled "Seabrook Beach Property of Granite State Land Company - Seabrook N.H. - Scale - 200 feet - 1 inch - Oct. 1902 was recorded on March 30 1903 with Rockingham County Records in book 586 page 481 and the other (hereinafter called the New Plan) entitled "Seabrook Beach Property of Granite State Land Company - Seabrook N.H. Scale - 160 feet - 1 inch - March 1904 was recorded on 17th Sept 1906 with Rockingham County Records in book 620 page 481

And Whereas the Grantor sold and conveyed to certain purchasers including the Grantee certain portions or lots of the said lands and real estate specified and described on the Old Plan and in the deeds covering the same and because of an existing possibility that under chapter 89 of the Laws of New Hampshire for the year 1899 a boulevard street may be or may have been laid out over the said portions or lots so conveyed the Grantee has reconveyed her portions or lots to the Grantor by a deed of even date executed and to be recorded concurrently with this indenture and in consideration of the said reconveyance and of other similar reconveyances by others of the said purchasers the Grantor is ready and willing to sell and convey certain portions or lots of the said lands and real estate from time to time but only upon the conditions and subject to the restrictions and limitations hereinafter specified and contained running for the benefit of the Grantor and for the benefit of the Grantees of all other lots or parcels of the said lands Now therefore this indenture witnesseth and it is hereby agreed and declared as follows to wit.

The Grantor in consideration of the premises and of one dollar paid by the Grantee the receipt whereof is hereby acknowledged doth give grant bargain sell and convey unto the Grantee all that certain lot of land in the town of Seabrook and County of Rockingham in the State of New Hampshire specified described and bounded as lots 47 & 50 on the said New Plan dated March 1904 hereinbefore mentioned subject to the following conditions restrictions and limitations for the period of twenty five years from the 1st day of June 1902 namely No buildings other than dwelling houses with the usual outbuildings including stables shall be erected placed or used upon the said premises and no buildings of any kind shall be erected or placed upon the said premises until the construction thereof and the matter of the location shall have been approved in writing by the Grantor but the location of the buildings and the buildings themselves already erected by the Grantee

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are hereby expressly approved
No buildings without the permission of the Grantor shall be used for any purpose other than a dwelling house or for any trading manufacturing mercantile or commercial pursuit or for a livery stable or tenement house and without qualifying or limiting the foregoing restriction it is expressly and especially agreed and provided that no spirituous intoxicating or alcoholic liquors shall be sold upon the said premises
All regulations of the selectmen and health officers of the said town and all the health regulations and laws of the State of New Hampshire shall be strictly kept and obeyed by the Grantee and by all persons occupying the said premises at all times and no nuisance shall be allowed upon the premises and no structures or erections shall be placed on the premises so as to annoy or injure persons occupying adjoining lots and all water closets shall have tight vaults.
All buildings upon the said premises shall be at least twenty feet back from the street front line delineated on the said plan
The said premises are subject to the taxes assessed in the year 1906 which the Grantee shall pay
The restrictions hereinbefore contained are intended to be and shall be for the benefit of the owners tenants and occupiers for the time being respectively of the several parts and lots of the piece of land specified in the New Plan and all or any part of the said parts and lots as indicated on the New Plan.
A violation of any of the said restrictions at any time shall give to the Grantor and to the owner or owners of any of the said lots or parts thereof in addition to such remedies and relief as may be given by law to the persons intended to be benefited thereby the right to enter the said premises and to remove any structures erected or placed in violation of the said restrictions without being liable in any action for trespass or to any claim for damages and the owner of the lot upon which such structures have been erected or placed shall be held to pay all the costs of such removal
A violation of any of the restrictions respecting liquors shall work a forfeiture of the estate hereby granted and the Grantor may at any time thereafter enter upon the premises or any part thereof in the name of the whole and without further consideration or compensation the same have and possess as of its former estate without prejudice to its right of action for breach of covenant hereunder or otherwise

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To have and to hold the said granted premises with all the privileges and appurtenances to the same belonging to the Grantee and to the Grantee's heirs successors and assigns to their own use and behoof forever
And the Grantor covenants with the Grantee that the Grantor is lawfully seized in fee simple of the granted premises that they are free from all encumbrances except as aforesaid that the Grantor has good right to sell and convey the same (subject as aforesaid) to the said Grantee in fee as aforesaid and that the Grantor will and its successors shall warrant and defend the same to the Grantee forever against the lawful demands and claims of all persons subject and except as aforesaid.
This conveyance is upon the express condition that in case the Grantor shall at any time desire to sell any land lying between the granted premises and the ocean or to erect any buildings or structures thereon it shall repurchase the granted premises for the following sum, namely: the original cost of the said premises plus the cost of all improvements placed thereon less such amount for depreciation as shall be agreed or as shall be determined by an umpire selected by the Grantor and Grantee together with interest at the rate of 5 per cent. per annum since the expenditures therefor respectively. And in case no umpire can be agreed upon within 30 days, then the amount so deducted for depreciation shall be determined by three persons, one selected by each party and the third by the two so selected, and the decision of a majority of such persons in the premises shall be final.
And the Grantee hereby agrees to relinquish, release, grant and convey the premises upon payment or tender of the said sum. Provided, however, nothing herein contained shall prevent the Grantor from conveying any of the said lands or real estate so repurchased, free and clear from all conditions, restrictions or limitations, or from relinquishing or releasing any conditions, restrictions or limitations at any time imposed upon any of the said lands or real estate or lots or parcels thereof so far as the Grantee herein or any claiming under her are concerned, after the Grantor has repurchased the land hereby conveyed, unless when the land hereby conveyed is repurchased the Grantee or some one claiming under her owns other lots on said plans subject to said conditions, restrictions or limitations.
The Grantee hereby accepts this deed and the said premises upon and subject to all the conditions, restrictions and limitations herein contained and agrees that every deed conveying or affecting the

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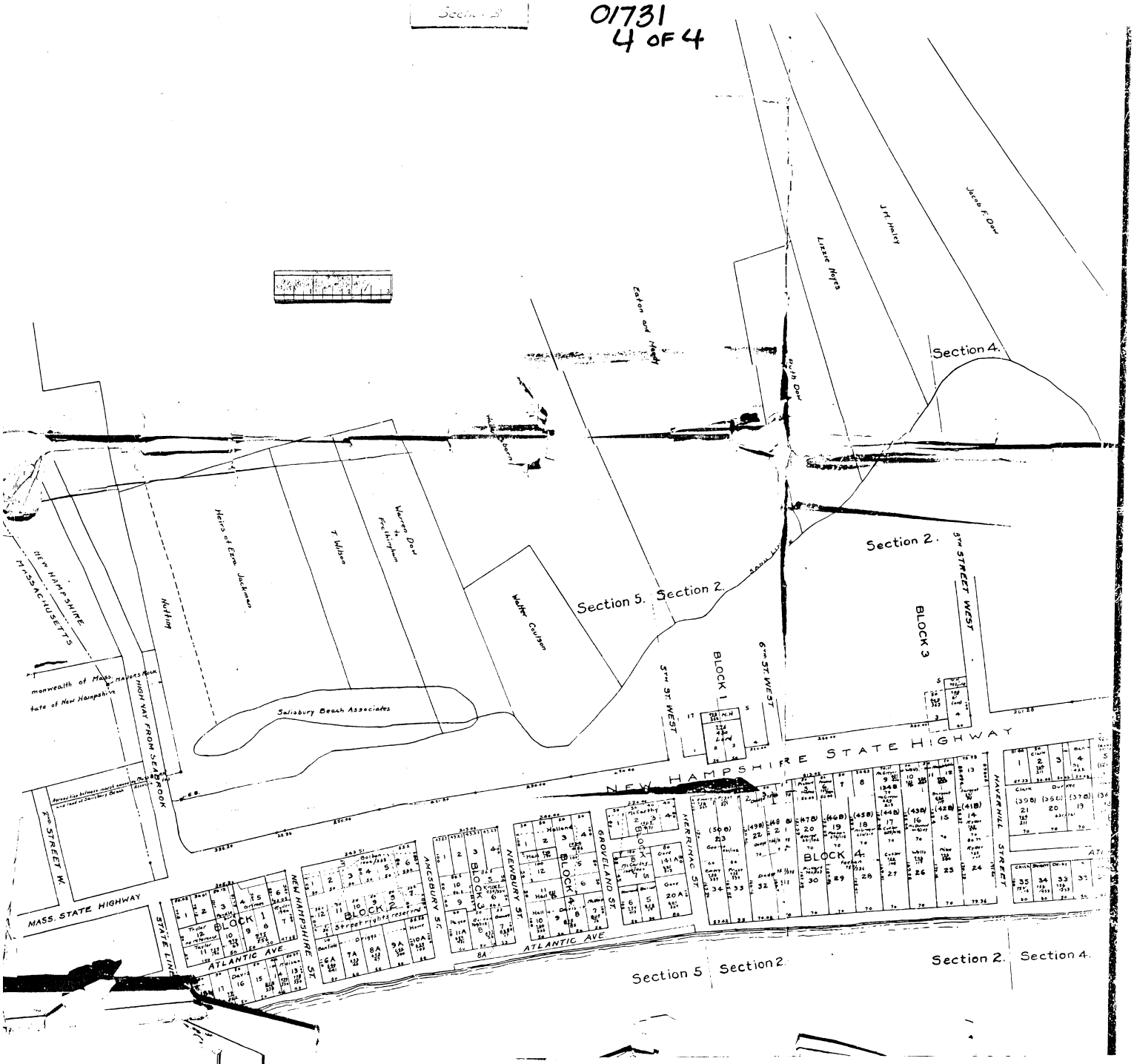
01731
4 OF 4



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01179
3 of 4

Pl. 2 Page 11

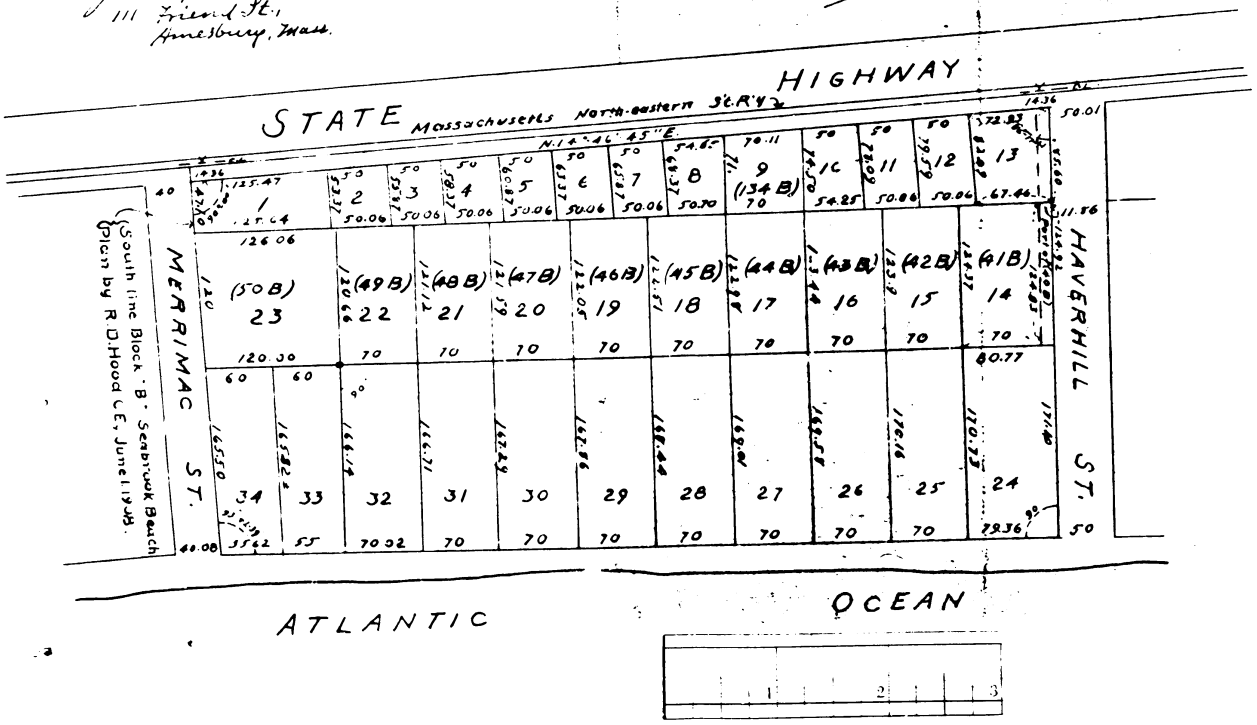
[redacted] 03

Plan of 2nd. Section 1920 Layout
SEABROOK BEACH, SEABROOK, N.H.

Scale:- 1 inch = 100 feet.

July 24. 1920.

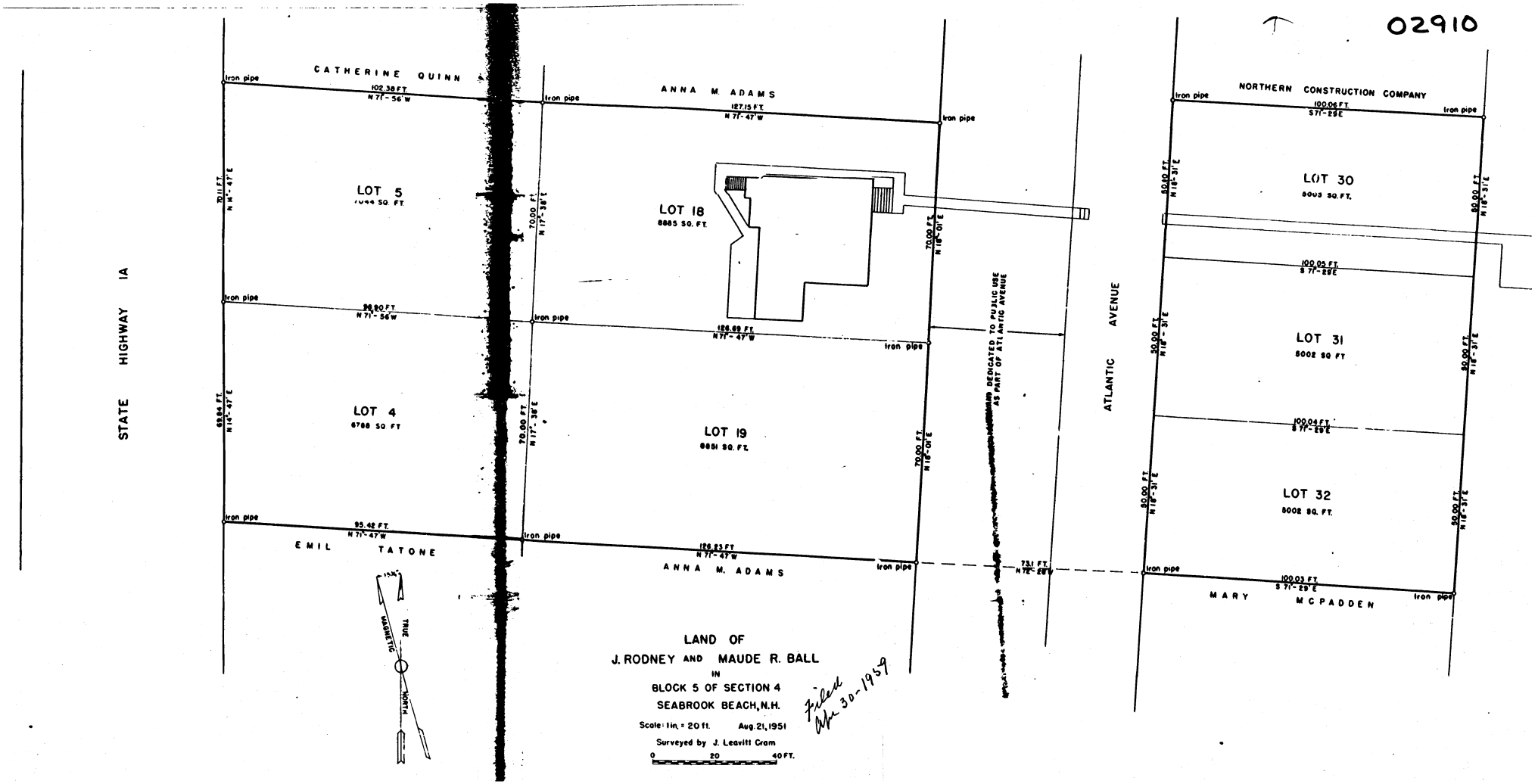
John P. Titcomb C.E.
111 Friend St.
Amesbury, Mass.


STATE HIGHWAY
Massachusetts North-eastern St.R'y
N. 14° 46' 45" E.
MERRIMAC ST.
HAVERHILL ST.
ATLANTIC OCEAN
(South line Block 'B' Seabrook Beach Plan by R.D. Hood C.E. June 1918.)
1 2 3 4 5 6 7 8 9 (134 B) 10 11 12 13
(50 B) 23 (49 B) 22 (48 B) 21 (47 B) 20 (46 B) 19 (45 B) 18 (44 B) 17 (43 B) 16 (42 B) 15 (41 B) 14
34 33 32 31 30 29 28 27 26 25 24

Printed from Internet for on 8/29/2010

Printed from Internet by Acct #: s58 on 2/12/2009

02910



OWNER OF RECORD: DIANA W. RILEY
154 OCEAN BOULEVARD,SEABROOK, NH

DEED REFERENCE: RCRD 2860-1873
SEE ALSO RCRD 1451-0323
RCRD 1463-328, RCRD 3010-0987
RCRD PLANS 0840, 02655

PLAN OF PROPOSED EASEMENT LAND OF DIANA W. RILEY 154 OCEAN BLVD (REAR) SEABROOK, NH

SCALE:1"=20' AUGUST 13, 2003

PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843

THE PURPOSE OF THE PLAN IS TO DEFINE AND SHOW MONUMENTATION RELATIVE TO PROPOSED EASEMENT FOR LOT 28. NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.

LOT 18
BL 4 SEC 2
(TAX MAP 22
LOT 18-1)

LOT 28 BLOCK 4 SECTION 2
(TAX MAP 22 LOT 28)

FOUND PK NAIL
20' RIGHT OF WAY
RIGHT OF WAY
5'
10'
5'
2.5'
8.99'
S72°57'57"E
8.86'
2.5'
EXISTING FOOT PASSAGE EASEMENT
168.26'
10.00
SET SPIKE
S16°50'10"W
35.27
S81°27'42"W
81.41
27.25
70.00'
2.72
N72°57'57"W
N60°06'02"W
73.19
AREA OF PROPOSED EASEMENT FOR LOT 28: 3839 SF±
93.98 TO LOT LINE
N72°22'38"W (95.52' TO SET SPK)
SET SPIKE AT CORNER FENCE
1.54'
SET SPIKE
70.00
10'
N17°02'14"E
60.00'
EXISTING SEWER EASEMENT
REMAINDER AREA: 7920 SF±
42.75'
S17°29'00"W

LOT 19
BL 4 SEC 2
(TAX MAP 22
LOT 19)

LOT 29 BLOCK 4 SECTION 2
TOTAL LOT AREA: 11,759 SF±
RCRD PLAN #02655
(TAX MAP 22 LOT 29-1)

167.71'
N72°58'00"W
FOUND IRON PIN
SET IRON PIPE
S17°43'47"W
210.29

LOT 20
BL 4 SEC 2
(TAX MAP 22
LOT 20-2)

LOT 30 BLOCK 4 SECTION 2
(TAX MAP 22 LOT 30)

FOUND GRANITE BOUND
SET IN CONCRETE
(TIPPED)

BEACH

RCRD 02655

STATE OF NEW HAMPSHIRE — No. 752 ANNE W. BIALOBRZESKI — LICENSED LAND SURVEYOR
8/13/03

20 0 10 20 40 80
GRAPHIC SCALE 1 INCH = 20 FT

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Anne W. Bialobrzeski 8/13/03
ANNE W. BIALOBRZESKI LLS #752 DATE

MYLAR MADE

No - M

Michael
cell 802 522-7229
home 802 223-5087

left all materials w/ attorney Roberts 142 4/1/09

Tom Morgan

Barbara—
secy P. Board
~~-Susan Foote-~~

pannueboard@
seabrooknh.org

See 517

Dee 430-1238 Kriedaisock
cell 661-3531

PORT 978 465-8594

474-7029
Steve Kearney—
new zone is separate
and equal—
Hours Holds ≠ If
different (per uptown
Bldg department)

16800
~~6000~~
6800

FB 35
BM 13 382 RILEY

Michael DeGeorge
680 Jacobs Road
Montpelier, VT
05602

Steve Keaney
3/17
474-7029
Not legal 2 family
No CO.
~~ISS~~ Building inspector gave permit in 1988.

his mother was the first baby born on Seaside Beach

3/18± Told Michael I would be billing him a couple hundred at some point 3/20 called to ask for 1100 work

8/20 "on the clock" town hall 2hrs organize 1 hr 3/24 Keaney 1 hr plan to meet w/ Roberts 1

1ex60=360 + 200 560

SROBERTS@RIVERFRONTLAWYER.COM

Michaels contact info

copies of deeds etc.

3677-1093
2732-1945
3398-1095
3072-020
1776-434
1193-006
746 103

Probate 45901

Annie P George 669-284 Lot 47 New Plan
6/26/12
R 6/29/12
↓
Samuel Pickard
↓ will PROBATE 36772
Greenleaf Pickard
11/17/1950
R 11/28/1950 ↓ 4193-001
Aaron Smith

1) Lot 47 "New Plan" March 1904
2) Lot 5 Titcomb 1920 (described) ← 746-103
3) Lot 30
4) portion lot 4 -

Subject to "Rights of way if any exist"

Sly boundary is continuation of sly line Lot 20

Helen Pickard
4193-006
1950

Annie P George Tee 1902-1920
D 3/1/1904
R-3/14/04 601-291 ← GRANITE STATE LANDS CO
25 years Lots 21 and 24 Block B
"Old Plan" 1902
9/4/1906 ✓ 621-102 Lots 47+50 ← GSLCo
✓

00260
00302

5028-1647 ✓
1776-432 } dd 6/28/1965
1776-434 } RD 7/15/1965 ✓

1193-006 ✓

2407-1757 ✓

2732-1945 = 1776-434

3072-0020

2732-1945 - Feb 23, 1988 RD 3/29/88
GREENLEAF PICKARD → Helen P DeGeorge
Geraldine Flynn
Interest in Bldgs only 1776-434
Keeping interest in land

3072-0020 Sep 22, 1994 RD 9/23/94
GREENLEAF PICKARD → Helen P DeGeorge
& Geraldine Flynn
INTEREST IN LAND 1776-434

22-20-a
22-5-4

The State of New Hampshire

ROCKINGHAM COUNTY PROBATE COURT

IN RE: ESTATE OF ELIZABETH P. NOLAN

DOCKET NUMBER: 1999-0367

NOTICE TO TOWNS AND CITIES PURSUANT TO RSA 554:18-a

Notice is hereby given that ownership of the real estate specified below has been passed by inheritance or devise from the deceased to the parties listed.

1. Deceased Name Elizabeth P. Nolan Date of Death January 10, 199
   Residence (city or town) Seabrook Beach

2. Location of Real Estate 144 Ocean Blvd., Seabrook Beach, NH

3. Names and addresses of recipients

NAME	MAILING ADDRESS
Patricia E. Luken	2842 NE 29th St., Ft. Lauderdale, FL 33306
K. Anthony Nolan	Nicabox #1274,P.O.Box 02-5640,Miami, FL 33102-5640
Kathleen Whittier Nolan	438 Jennison Rd., Wendell, MA 01379
Gerarde Nolan	20 Middle St., Amherst, MA 01002
Micaela N. Corradin	118 Linden Tree Lane, Newark, DE 19711
Roxanne Nolan	9013 Ottawa Pl., Silver Spring, MD 29010
Hilary Nolan	40 Hathaway Rd., Westhampton, MA 01027
Kevin P. Nolan	15 Crystal Cove, Winthrop, MA 02152
Sara H. Nolan de Aguilar	11 Maple St., Greenfield, MA 01301

4. The deed to this real estate is recorded in the Rockingham County Registry of Deeds, Volume/Book 2407 Pg.1757, Book 1193, Page 6, Book 1776 Page 432.
   See also:Estate Helen L. Pickard: Rockingham County Probate #45901

5. I certify to the Probate Court that this notice was sent to the Assessor of the City of _____ or Selectmen of the Town of Seabrook, NH as required by law.

Date: 12/21/00 Patricia E. Luken
Fiduciary Signature
Patricia E. Luken

Date: _____
Fiduciary Signature

TO BE FILED WITH THE CITY ASSESSOR OR TOWN SELECTMEN AND THE PROBATE COURT PRIOR TO PRESENTING THE FINAL ACCOUNT.

AOC-150-003 (01/97)

NOLAN

22-5-4

22-20-2

BK2407 P1757

03644

MAR 5 1 37 PM '82

KNOW ALL MEN BY THESE PRESENTS, That We, HELEN P. DeGEORGE of 91 Carl Landi Circle, Waquoit, County of Barnstable, Commonwealth of Massachusetts GERALDINE P. FLYNN of 71 Richland Road, Norwood, Norfolk County, Commonwealth of Massachusetts, and GREENLEAF W. PICKARD of 3636 East Fifth Street, Tucson, County of Pima, State of Arizona, for consideration paid grant to ELIZABETH P. NOLAN and KENNETH G. NOLAN as joint tenants with rights of survivorship with Quitclaim covenants all our right, title and interest in and to ~~certain~~ premises with the improvements thereon, situated in Seabrook, County of Rockingham, New Hampshire, comprising Lot 5, Lot 20 (47B) and a portion of Lot 4, as shown on a plan entitled "Plan of 2nd Section 1920 Layout Seabrook Beach, Seabrook, N.H." dated July 24, 1920, by John P. Titcomb, C.E., recorded in the Rockingham County Registry of Deeds in Plan Book 1, Page 152 (Plat 2, Page 11), and more particularly bounded and described as follows:

WESTERLY	by the easterly line of a State Highway, 60 feet more or less;
NORTHERLY	by Lot 6, as shown on the aforementioned plan, sixty-three and 37/100 (63.37)feet more or less;
WESTERLY	by said Lot 6, as shown on the aforementioned plan, about ten (10) feet more or less;
NORTHERLY	by Lot 19 (46B) as shown on the aforementioned plan, one hundred twenty-two and 05/100 (122.05) feet more or less;
EASTERLY	by Lot 30, as shown on the aforementioned plan, seventy (70) feet more or less; and
SOUTHERLY	by Lot 21 (48B) as shown on the aforementioned plan one hundred twenty-one and 59/100 (121.59) feet more or less, and by the remaining portion of said Lot 4 as shown on the aforementioned plan, about sixty (60) feet more or less;

Meaning and intending to convey, and hereby conveying, all our right, title and interest in and to Parcels 1, 2, and 4 in the deed of Aaron Smith to Helen L. Pickard dated November 20, 1950, recorded in Book 1193, Page 6.

LAW OFFICES OF
SANFORD ROBERTS, PA

Admitted NH & ME

117 Bow Street
PO Box 4608
Portsmouth, NH 03802-4608
Tel: (603) 431-0992
Fax: (603) 431-1915
sroberts@riverfrontlawyer.com

April 7, 2009

TO: Steve Keaney
Code Officer
Seabrook Village Beach District

FROM: Sanford Roberts

RE: DeGeorge Property – 142 Ocean Blvd

Dear Mr. Keaney,

I have been requested by Michael DeGeorge to help him evaluate the use of his property on Seabrook Beach. I need to obtain a copy of the zoning ordinance in effect when his house was constructed in 1988 and understand that you are the person who can provide that information.

I have asked Anne W. Bialobrzeski (Tocky) to assist me and she will be bringing you this letter. If there is a charge for researching and providing this information, please let Tocky know and I will arrange payment.

Thank you for your assistance.

Very Truly Yours,

Sanford Roberts

SR/dd

THIS WAS A NIGHTMARE. I AM SPARING YOU THE VOLUMINOUS CORRESPONDENCE